



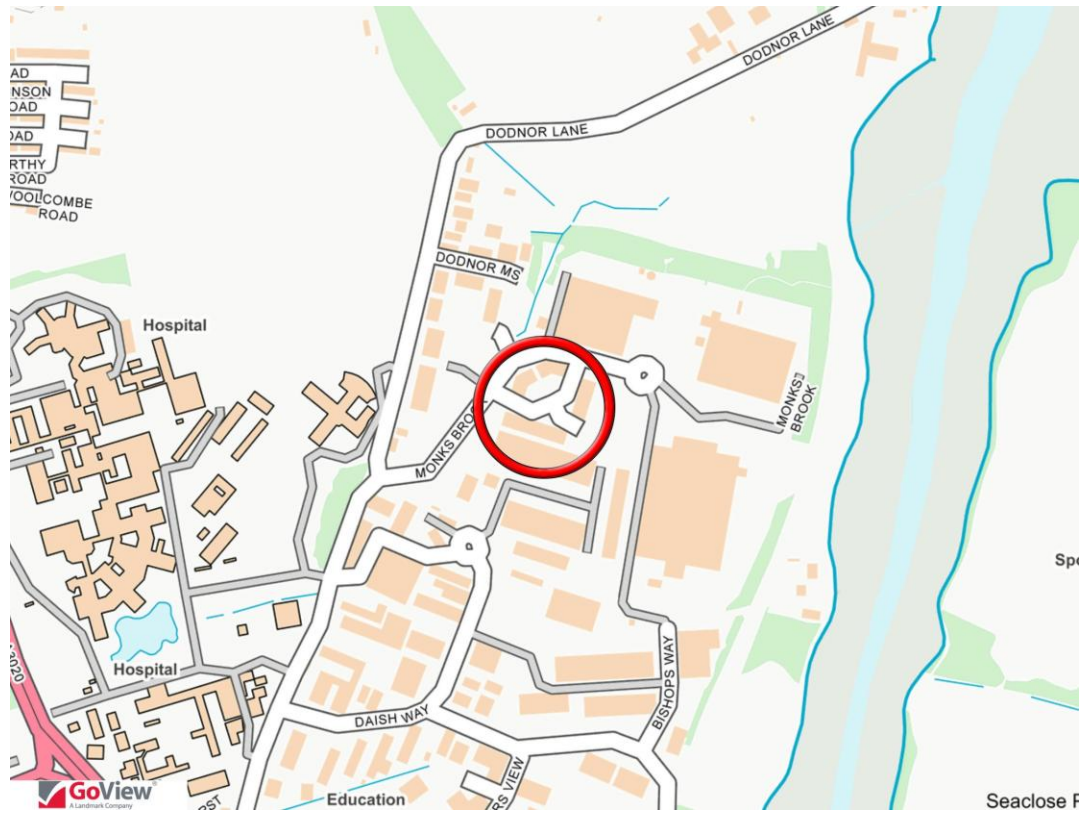
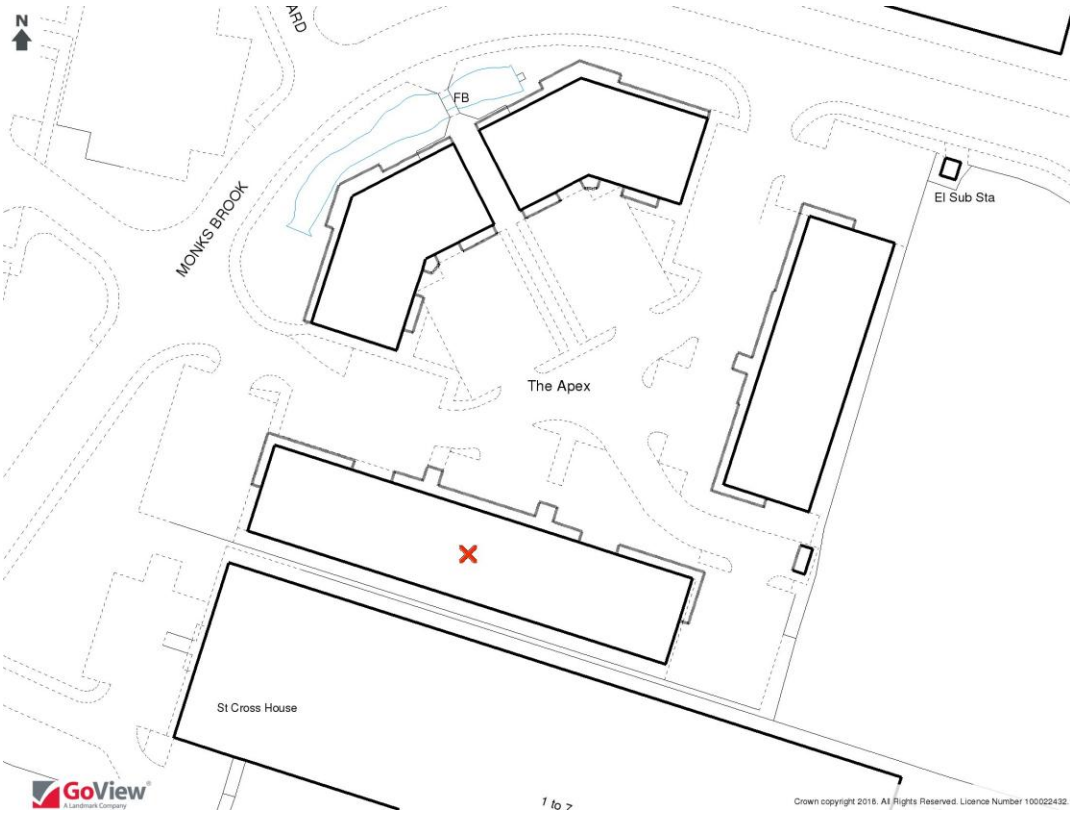
BLOCK C THE APEX, MONKS BROOK, NEWPORT, PO30 5XW  
RENTAL FROM £8.50 PER SQ FT (SHELL) + VAT OR PRICE GUIDE FROM £75,000 + VAT

Hose Rhodes Dickson Commercial

01983 527727

commercial@hrdiw.co.uk

Hose  
Rhodes  
Dickson



Modern R&D and light industrial accommodation available in a variety of sizes and configurations to lease.

## Location

Situated to the north of Newport town centre, the Island's County Town. The property is located in the Islands largest Industrial and business area and neighbouring occupiers include Gurit, Vectawave Technology and the DVSA.

St Cross Business Park is just opposite and houses occupiers such as NHS, Glanvilles Damant solicitors and The Care Learning Centre.

Newport is the hub of the Island and offers great links to Cowes and Ryde with easy access via passenger ferry to Southampton and Portsmouth. The car ferries at Fishbourne and East Cowes are also within a short drive.

## Description

Offered to let is Block C, a modern R&D and light industrial accommodation which is available in a variety of sizes and configurations to lease.

Sizes range from starter units of some 900ft<sup>2</sup> (83.6m<sup>2</sup>) upwards in bay multiples, over one or two floors as appropriate suitable for a variety of occupiers, subject to any necessary consents.

The building is of a modern steel framed construction and is currently in a shell finish however, our clients are prepared to consider a fit out to specific requirements from the current specification to a fully finished Grade A open plan office accommodation.

Electrically operated up-and-over roller shutter style doors are available separately if required as is a choice of windows/front door arrangements.

The site will be fully DDA compliant with services ready for connection.

The plan attached is for identification purposes only and is not to scale but shows the core areas that will serve the first floor via a lift, stairs and shared WCs.

Parking allowance is one space per 380 ft<sup>2</sup> (35.3m<sup>2</sup>) occupied.

## Terms

Available on new flexible leases, with rentals calculated from £8.50 per sq ft + VAT through to £12.50 per sq ft + VAT, subject to terms and specification.

Either by way of new commercial lease arrangements, subject to terms and effectively on a full repairing and insuring basis, OR the units are available to purchase on the basis of 999-year ground leases (effective freeholds).

Applicants are asked to note that a variable service charge will apply to cover external areas and car parking, and in the event of an occupier having use of the main 'Core' facilities a further service charge will include servicing of shared internal areas.

Otherwise, the Landlord will insure the building with the tenant to pay their appropriate portion of the premium.

## Legal Fees

Each side to pay own.

## Business Rates & VAT

The property will need to be re-rated upon occupation by the VOA. VAT is payable on this property.

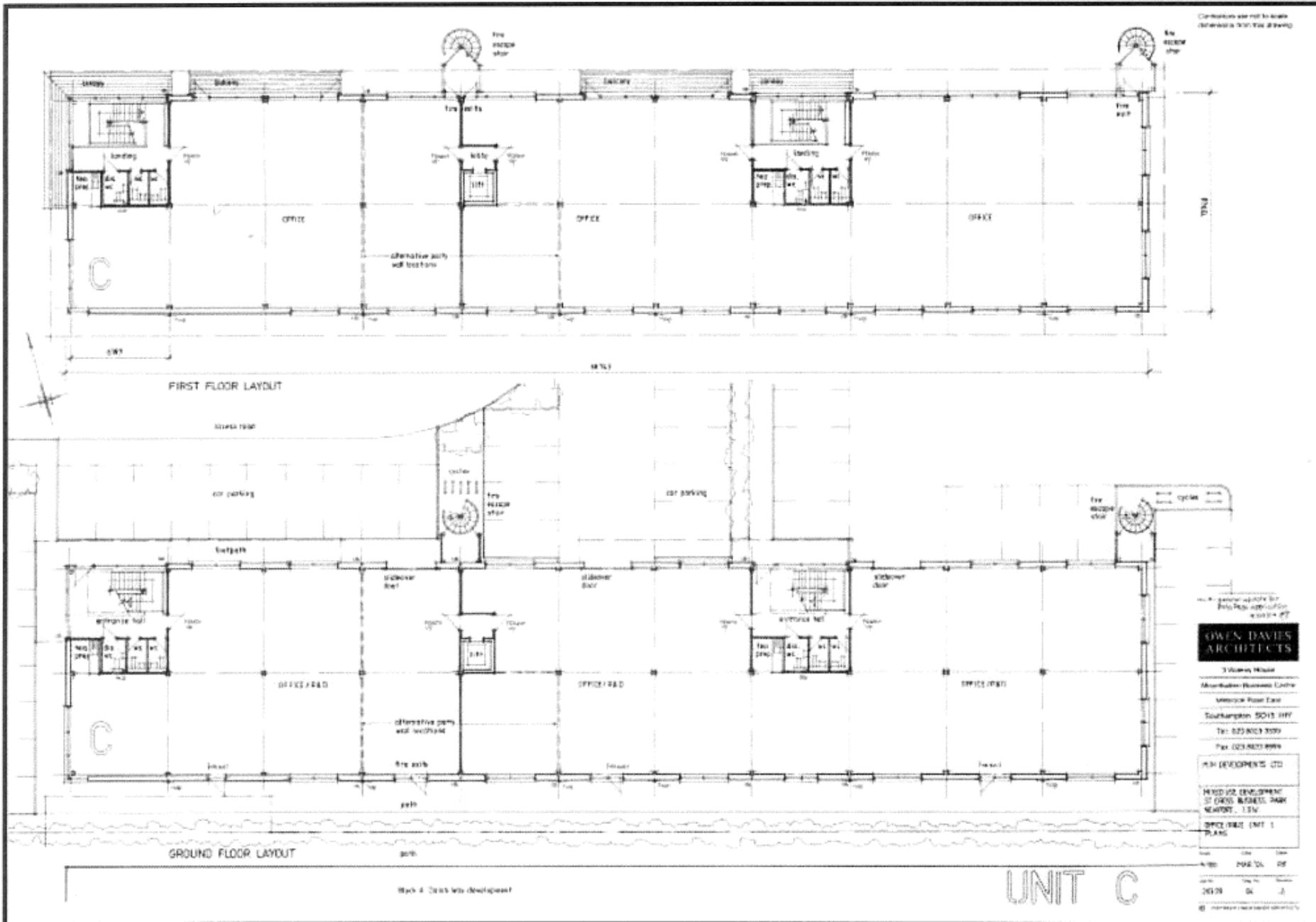
## Viewings

All viewings to be arranged via HRD Commercial on 01983 527727 or Scotcher and Co 01983 822228.

### **Misrepresentation Act 1967**

Hose Rhodes Dickson and any joint agents, for themselves and for the vendors or lessors of this property whose agents they are, give notice that, 1) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, 2) all dimensions and areas are approximate and all descriptions, reference to condition and necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, 3) no person in the employment of Hose Rhodes Dickson or their joint agents has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated all rents and prices are quoted exclusive of VAT.

**BLOCK C THE APEX, MONKS BROOK, NEWPORT, PO30 5XW**  
**01983 527727 or email [commercial@hrdiw.co.uk](mailto:commercial@hrdiw.co.uk)**



To arrange a viewing call  
 01983 527727 or email [commercial@hrdiw.co.uk](mailto:commercial@hrdiw.co.uk)

Newport 521144 | Ventnor 855525 | Bembridge 875000 | Ryde 565658 | Cowes 294714 | Shanklin 866000

[www.hrdiw.co.uk](http://www.hrdiw.co.uk)  
 Friendly service and local knowledge

