

**TO LET/FOR SALE**  
**11,186 SQ FT**

**Lambert  
Smith  
Hampton**

**ACORN  
SPRING  
WORKS**

**HOOKE HILL  
FRESHWATER  
ISLE OF WIGHT  
PO40 9BG**

**Roadside  
Industrial  
Premises With  
Offices  
and Parking**





## Description

Former food store and car park converted to a factory unit manufacturing clothing (Use Class B1).

Suitable for a variety of other commercial uses.

- Fully fitted fire alarm system
- Fully fitted alarm system
- Gated carpark & gated courtyard
- Multiple canteen stations throughout
- Male and Female W.C & showers

## Accommodation

	SQ. m	SQ. ft
<b>Warehouse</b>	<b>581</b>	<b>6,253</b>
<b>Internal Offices</b>	<b>422</b>	<b>4,547</b>
<b>Board Room</b>	<b>22</b>	<b>235</b>
<b>Courtyard</b>	<b>134</b>	<b>1,445</b>
<b>Car Park</b>	<b>1,496</b>	<b>16,108</b>
<b>TOTAL</b>	<b>2,656</b>	<b>28,588</b>

# Location

The Property is located on the corner of Hooke Hill and Afton Road, Freshwater, Isle of Wight.

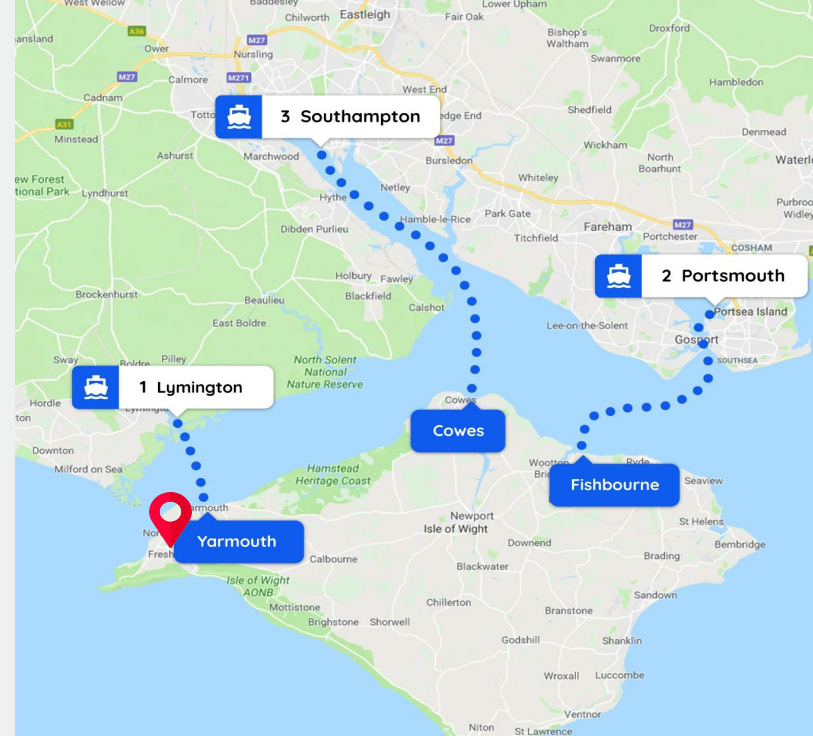
The Property was previously part of the Acorn Spring Works before becoming a Co-Operative Food store. The Property is situated on the periphery of the Town of Freshwater, within an area known locally as The West Wight. Avenue Road is Freshwater's primary retail area with the majority of occupiers being that of local covenant strength, albeit that National Multiple Occupiers are present in form of Sainsbury's, Boots the Chemist and Lloyds Bank.

Freshwater is a large Village and Civil Parish found at the Western End of the Isle of Wight, within reasonable proximity to the Harbour Town of Yarmouth, providing cross-Solent ferry transfer to the Central Southern English Mainland.

Newport, the Island's County Town and undoubted centre of retail, administrative and industrial activity can be found approximately 20km (12.5 miles) to the east.

The Isle of Wight is a Unitary Authority in the South of England with an approximate population of 140,000. This is boosted considerably during the Summer months by an influx of visiting Tourists.

Hooke Hill | Freshwater | PO40 9BG



## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

The premises are available to let by way of new full repairing and insuring lease for a term to be agreed. The sale of the freehold would also be considered.

## RENT/PRICE

On Application

## EPC

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## VIEWING & FURTHER INFORMATION

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