



**OFFICE 3 EXCHANGE HOUSE
ST. CROSS LANE
NEWPORT
ISLE OF WIGHT
PO30 5BZ**

£8,500 PA

Office space available to let over two floors.

Location

Located on St. Cross Lane, Exchange House is situated in a convenient position in the Island's County town of Newport. Nearby businesses include Lidl, Sainsburys, Halfords and Vectis Equine Vets.

St Cross Lane has vehicular access from Crocker Street, and alternative pedestrian access from the rear of Lidl, or the public footpath N34 from Hunnycross Way.

Description

Offered for lease is office 3 which is a split-level space consisting of approximately 105 sqm (1130 sq. ft).

The first floor has a small kitchen area, and there is also use of shared ladies, gents and disabled access WC's.

Both floors benefit from electric storage heaters.

Allocated parking is available on site at £750 per annum.

Terms

Our client is asking £8,500pa, plus service charge to be confirmed. Insurance contributions of £600 per annum are required. Full terms to be negotiated.

Business Rates

The VOA shows a rateable value of £6,600. Rates payable circa £3,380 pa. Please note the above would be eligible for small business rates relief, please direct all rating enquiries to the VOA.

Viewings

All viewings to be arranged via HRD Commercial. Please contact on 01983 527727.

Misrepresentation Act 1967

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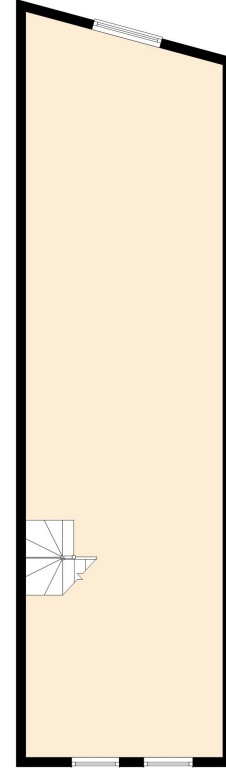
Hose Rhodes Dickson Commercial

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First Floor
Approx. 62.9 sq. metres (676.9 sq. feet)



Ground Floor
Approx. 26.7 sq. metres (287.7 sq. feet)

