



WAREHOUSE/PRODUCTION FACILITY, COTHEY WAY, RYDE, ISLE OF WIGHT  
PO33 1QT

GUIDE PRICE £2,400,000

Hose Rhodes Dickson Commercial

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Hose  
Rhodes  
Dickson

## Location

Located in Ryde in a popular business park to the South of the Town Centre.

Ryde is the Islands largest town with a population circa 24,000 (2011 Census) which is considerably boosted year round due to the fast passenger links with Hovercraft and Fast Cat to Portsmouth and Southsea and also the car ferry from Portsmouth to Fishbourne.

## Description

Offered for sale is a large production/warehouse/industrial unit with accommodation over ground and first floors.

A modern property, the front part having been constructed in 2001 and the rear production area in 2015. The unit is of steel frame construction with red brick and cladding to the external walls.

The property has an office block offering accommodation and reception areas to the ground and first floor overlooking the A3055. To the rear of this are staff areas including WC's, shower, kitchen and staff rooms.

The rear and mid units offer the storage/production space of some 2328 sq m (25,058 sq ft) with mezzanine storage of 583 sq m (6,275 sq ft). Further offices of 182 sq m (1959 sq ft) plus staff canteen and welfare areas.

The property has two full height roller shutter doors for goods in/out to the North elevation.

Externally the property offers parking for circa 100 vehicles plus cycle bays.

The unit has the potential to be reconfigured to suit occupiers needs or even split into individual units to be leased separately, subject to gaining any necessary consents.

## Schedule of Accommodation

Accommodation	sq m	sq ft
<b>Ground Floor</b>		
		25,047
Warehouse/Production facility	2,327	
Office	182	1,959
Staff Area	83	893
Mezzanine storage	334	3,595
Area under mezzanine	334	3,595
Further mezzanine	248	2,669
<b>Total Ground Floor</b>	<b>3,508</b>	<b>37,760</b>
<b>First Floor</b>		
Office space	309	3,326
<b>Total</b>	<b>3,817</b>	<b>41,086</b>

## Terms

The property is available to purchase with a guide price of £2,400,000. Freehold. Please note to the rear of the site is a parcel of long leasehold land (999 year Lease).

## Business Rates

The VOA shows a rateable value of £159,000. Using the current UBR the rates payable would be circa £81,410.

## Viewings

All viewings to be arrange via HRD Commercial, please contact 01983 527727.

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