



**UNIT C1 SPITHEAD BUSINESS
CENTRE
NEWPORT ROAD
SANDOWN
PO36 9PH**

£7.50PSF + VAT

Opportunity to rent an industrial unit in a popular trading location in Lake.

Location

Spithead Business Centre situated on the A3056 to the east of the Island. The site is a mixed office and light industrial/storage development located in a good trading location in Lake. Aldi is adjacent with Morrisons, KFC & Marstons opposite.

The development provides easy access to neighbouring towns of Shanklin and Sandown with Newport and Ryde being within a short drive.

Description

Offered to lease is a light industrial/warehouse unit within the western terrace at Spithead Business Centre. A steel portal framed unit with full height block & brick to the pitched roof and elevations.

The premises offer approximately 2610 sq ft (242 sq m) GIA. Approximate gross internal dimensions are 20m x 12m.

The unit has a roller shutter door, plus personnel door and natural lighting via rooflights.

Roller door measurements: max opening height

approx. 3.5m, width approx. 5.3m.

Terms

Our client is asking £7.50 psft + VAT plus s/charge for this unit on a new full repairing and insuring lease. Terms to be negotiated.

Business Rates

The VOA shows the rateable value as £20,500. Using the current UBR of .512, the rates payable will be circa £10,500 per annum.

Legal Costs

Each party to pay their own costs.

Viewings

All viewing to be arranged via HRD Commercial. Please contact 01983 527727 or email commercial@hrdiw.co.uk.

Hose Rhodes Dickson Commercial

**01983 527727
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