



Rare opportunity to lease a light industrial unit in a rural location.

Location

Located at Watergate Farm, this unit enjoys a rural position surrounded by stunning countryside.

The unit is within easy reach of the Islands County Town of Newport, as well as Ryde, Shanklin and Sandown.

Description

The property comprises a spacious light industrial unit, offering approximately 1695 sq ft overall. The space has benefitted from full re-decoration throughout, new electrics and LED lighting.

The unit consists of:

Main ground floor space approx. 1260 sq ft

Mezzanine 7.15m x 4.31m max

Office 2.36m x 2.48m

Storage Room 5.87m x 4.31m max

Kitchen 2.5m x 2.7m

Access to the unit is through large double barn doors.

There will be allocated parking included.

Services

The unit benefits from mains electricity and water.

Shared WC facilities will be available next to the unit. The block is currently under construction.

Terms

Our client is asking £15,000 per annum for a new lease. Terms to be negotiated.

Business Rates

The VOA shows a ratable value of £14,000. Rates payable will be circa £7,100. Please direct any enquiries to the Valuation Office Agency.

Viewings

All viewings to be arranged via HRD Commercial.

Please contact on 01983 527727 or

commercial@hrdiw.co.uk

**UNIT 1 WATERGATE FARM
MARVEL LANE
NEWPORT
ISLE OF WIGHT
PO30 3DT**

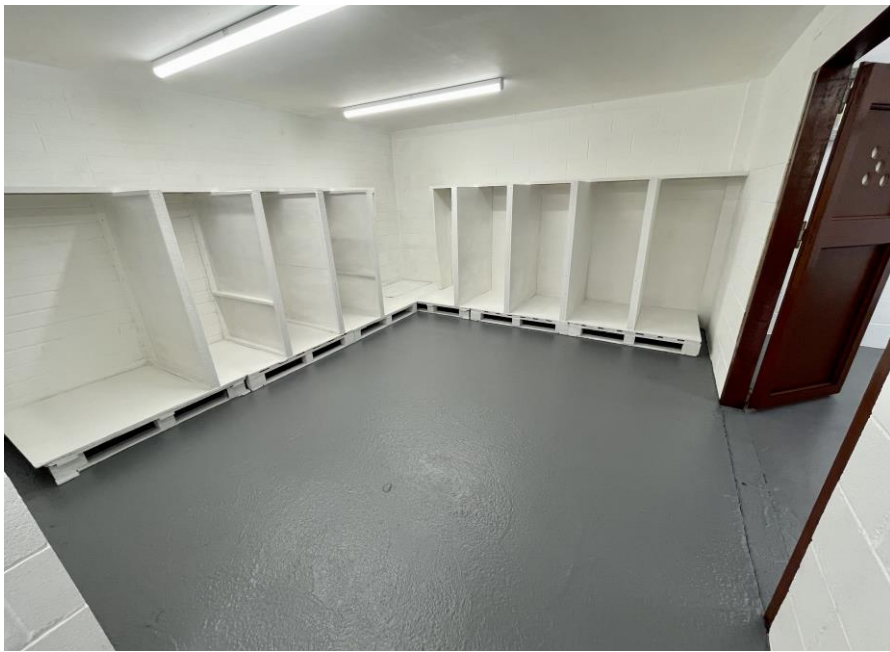
£15,000 PA

Hose Rhodes Dickson Commercial

01983 527727

commercial@hrdiw.co.uk

**Hose
Rhodes
Dickson**



Unit 1, Watergate Farm

Approximate Gross Internal Area = 157.2 sq m / 1692 sq ft

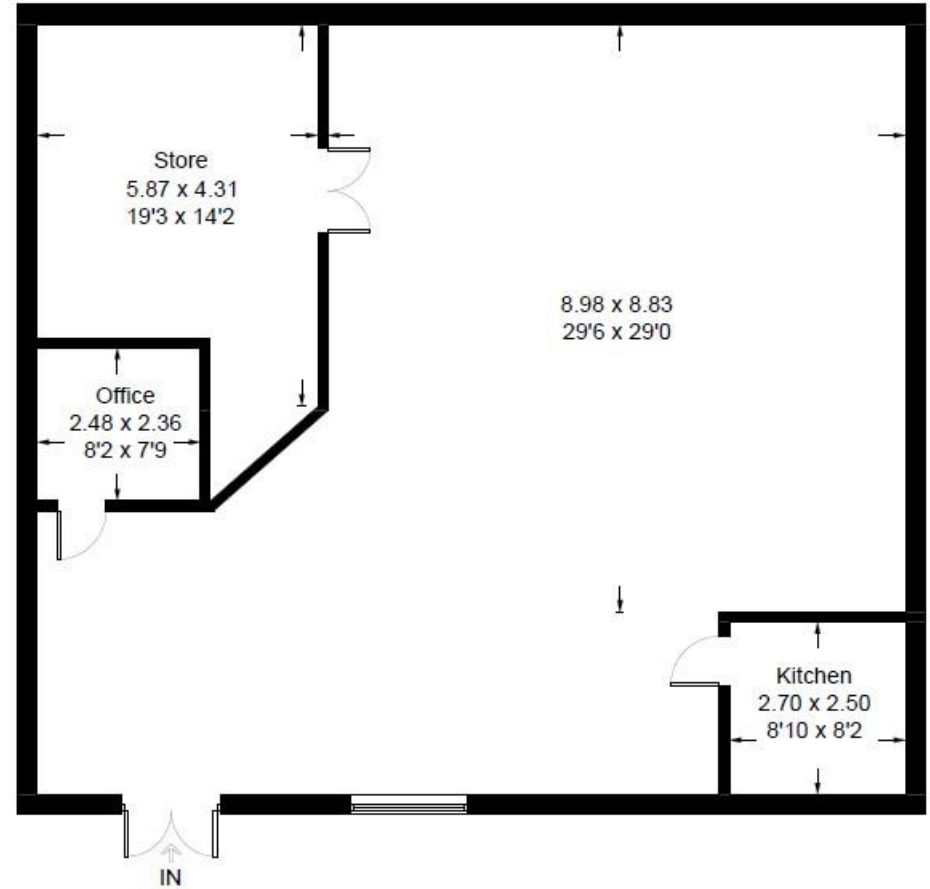


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1074068)

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