



DEAN FARM

Whitwell Road, Whitwell, Ventnor, Isle of Wight, PO38 2AB

TO LET

£500 Per Month



Dean Farm

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An open plan office unit to let with parking, kitchen area and communal facilities located near Ventnor, providing an ideal space for business or office use.

Description

Unit 1 at Dean Farm is a spacious unit comprising an open plan office with a separate adjoining meeting room and kitchen with shared W.C. facilities.

There are two dedicated car parking spaces and further visitor spaces available.

Location

Dean Farm is located on Whitwell Road, approximately 2 miles from Ventnor and 9 miles from Newport.

Services

Mains water and single phase electricity are available and connected being charged by sub-meter.

Rates

The rateable value according to the Valuation Office Agency website is £3,250 from the 1st April 2026.

Interested parties should make their own enquiries with the Isle of Wight Council to establish any rate liability or rate concession that may be applicable.

EPC

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Legal Costs

The tenant will contribute to the Landlord's legal fees in setting up the lease. Contribution to be capped at £250 + VAT.

Service Charge

A service charge is charged for maintenance and cleaning of the common areas, exterior works, security lighting and building insurance. This service charge attracts VAT. This will be charged at £150+vat/month.

Viewings

Strictly by appointment with BCM Wilson Hill

Local Authority

Isle of Wight Council
County Hall
High Street
Newport
Isle of Wight
PO30 1UD

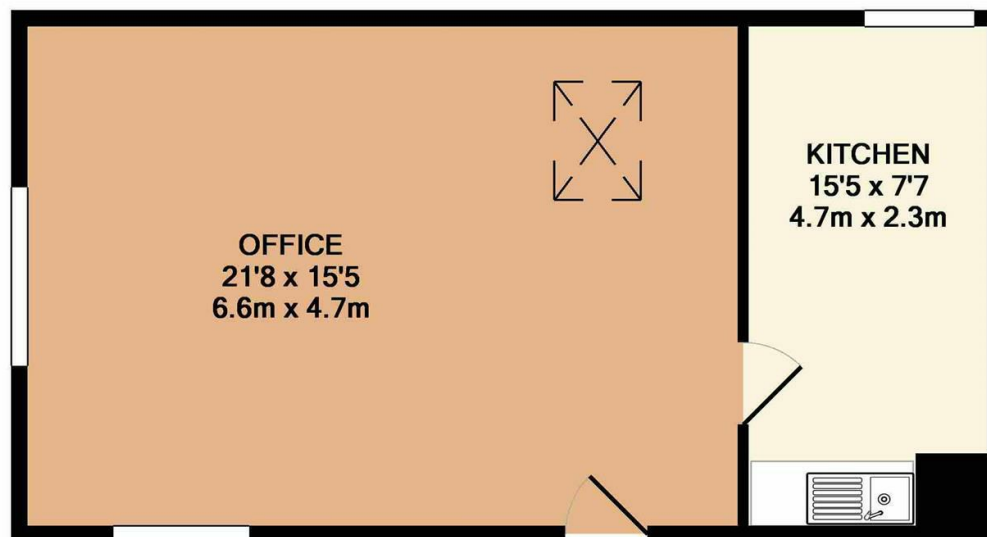
W: www.iwight.com

T: 01983 821 000

What3Words

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TOTAL APPROX. FLOOR AREA 447 SQ.FT. (41.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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IMPORTANT NOTICE

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