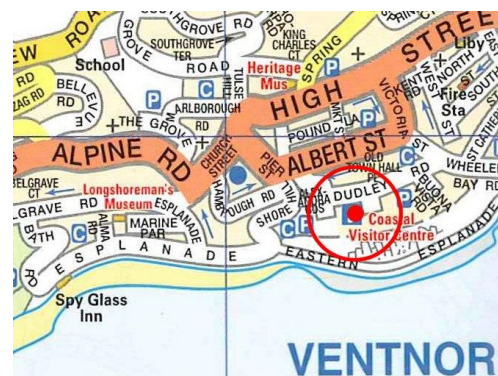
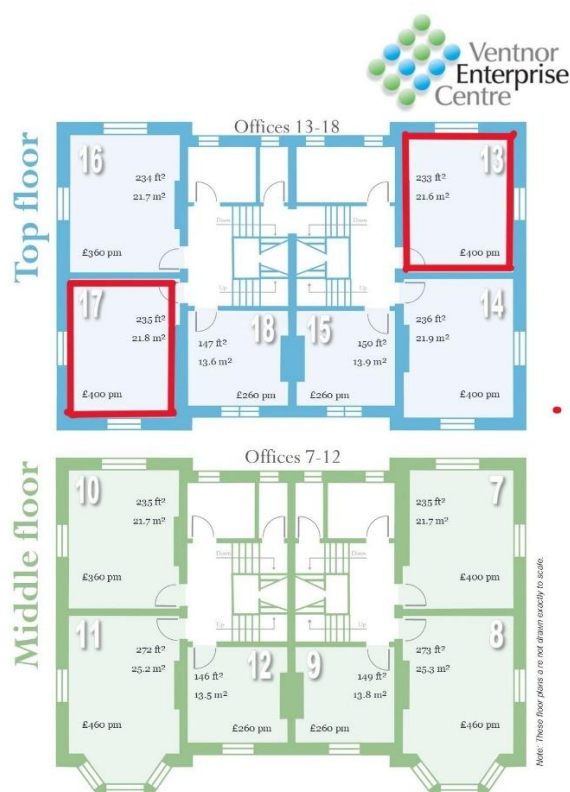


TWO OFFICE UNITS IN STUNNING VENTNOR LOCATION



- Located in Dudley Road in a stunning position overlooking Ventnor Coastline & The English Channel
- Extensively refurbished and modernised, with excellent up-to-date office accommodation & retaining some original character
- Two offices remaining, with Office 13 being c. 21.6m² (233ft²) and Office 17 being c. 21.8m² (235ft²)
- All-inclusive rent, for each office being £400 + VAT pcm



LOCATION

Located in Salisbury Gardens, on Dudley Road, overlooking the gardens in a stunning elevated position with some views of the Ventnor Coastline towards Steephill Cove and across The English Channel towards France. Ventnor benefits from a famed micro-climate, being on the south facing slope of St Boniface Down and almost totally sheltered from the north. The town offers a wide range of amenities with considerable recent investment including a Tesco Express in the High Street. It has also seen much development following the creation of a small harbour on the picturesque Esplanade. The immediate population of around 6,000 residents is substantially boosted by visitors and Islanders alike coming to the town to enjoy the Arts and Food culture that Ventnor has developed a reputation for.

DESCRIPTION

A fully refurbished Victorian building now offering very well presented and up-to-date office accommodation yet retaining some original character. All offices at this location have some sea views and benefit from well-presented and maintained communal kitchen and toilet facilities.

Please see floor plan for further detail. There are two office units available:

Office	Floor	Size	Rent (per month)	Available from
13	Second floor	21.6m ² (233ft ²)	£400 (+VAT)	Oct 2025
17	Second Floor	21.8m ² (235ft ²)	£400 (+VAT)	May 2025

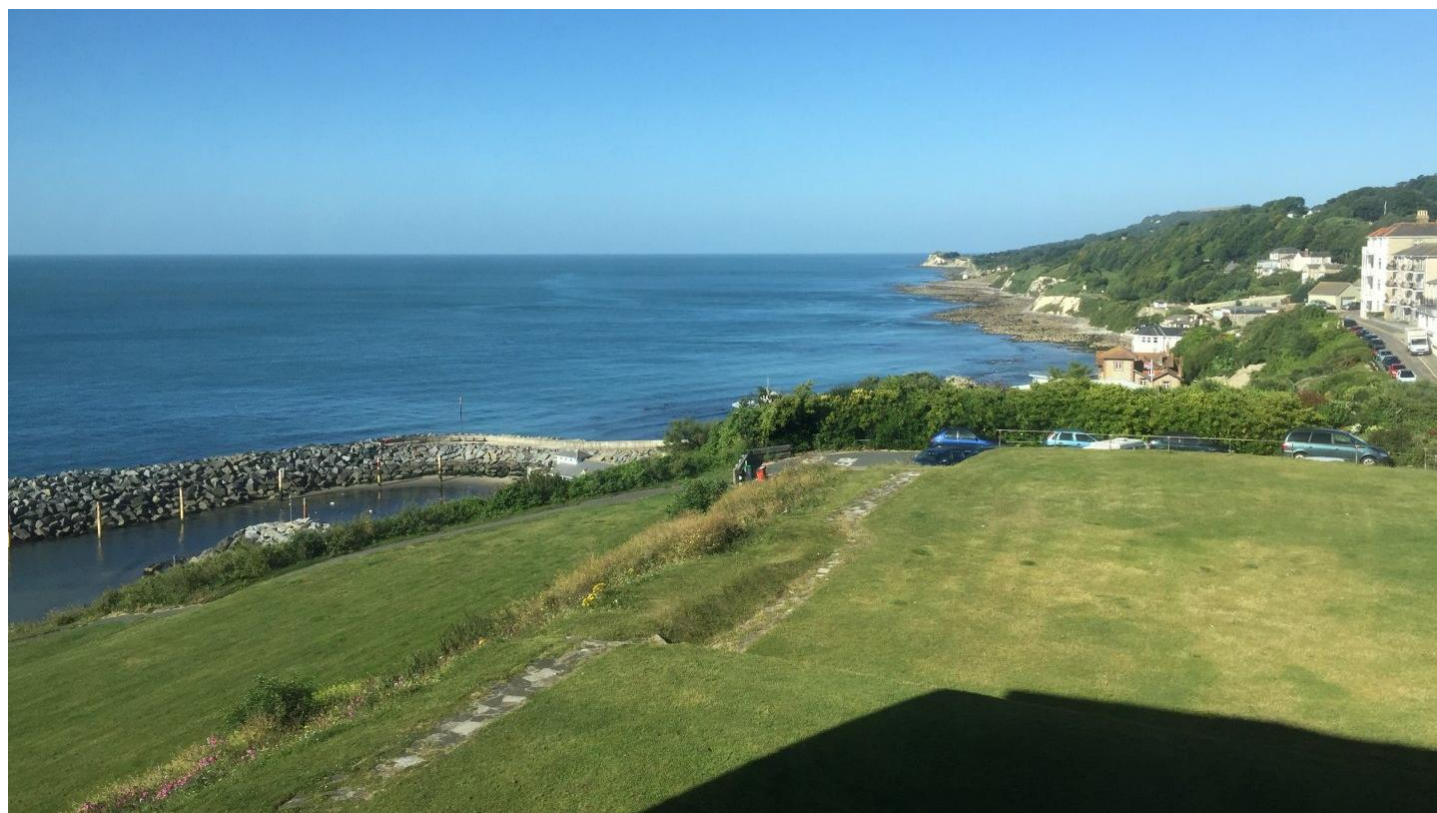
TERMS

The offices are offered by way of a New Lease at an all-inclusive rent, as set out in the table above.

VIEWING

Strictly by appointment with sole agents Gully Howard Commercial Property, Suite 11 Salisbury Gardens, Dudley Road, Ventnor PO38 1EJ. Call Gavin Chambers or Dot Lucy on 01983 301 434.

E: gchambers@gullyhoward.com or dlucy@gullyhoward.com



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