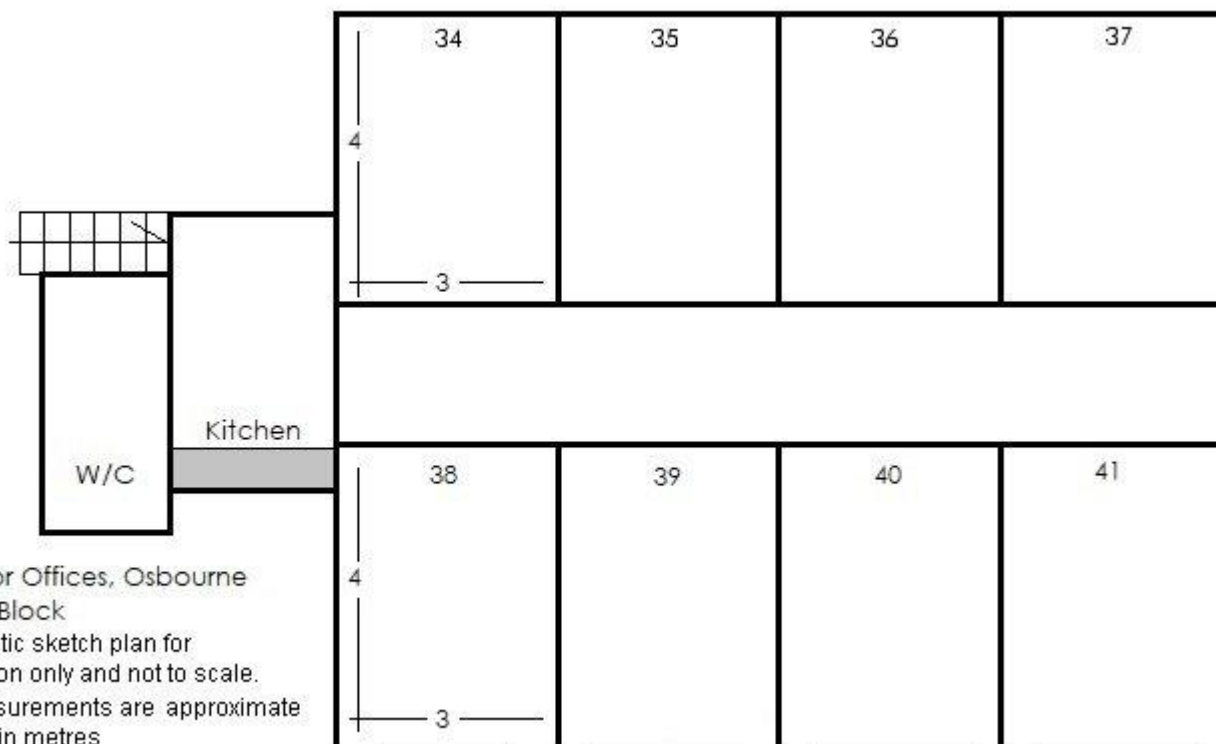


# AFFORDABLE, ALL-INCLUSIVE OFFICE UNITS



- Three units located in Osborne Stable Block, adjacent to Osborne House are available to rent
- Each office unit runs to approximately 11.9m<sup>2</sup> (128ft<sup>2</sup>), and has one allocated parking space
- Units 35, 38 and 40 well placed for car and foot passenger links to the mainland via Cowes and East Cowes
- Available by way of "easy-in, easy-out" lease at £60 per week, plus VAT (£3,120 per annum plus VAT)



## LOCATION

Located in the former Osborne Stable Block, adjacent to Osborne House, putting the premises within easy reach of the car ferry which arrives in East Cowes and within easy reach of the floating bridge, transporting foot passengers from Cowes and its high-speed catamaran to Southampton. The offices are well suited for access to Newport and Ryde.

## DESCRIPTION

Three small purpose-built office units (in a block of 8), running to approximately 11.9m<sup>2</sup> (128ft<sup>2</sup>), being approximately 3m x 4m. Office 38 and 40 benefits from views towards Osborne House and all three have access to communal kitchen and toilet facilities. Please see floor plan for further detail.

## TERMS

Offered by way of a new lease at £60 per week, plus VAT (£3,120 per annum plus VAT). The rent includes cleaning of communal parts, heating, lighting, internet connection, and one parking space. If a designated parking space is required, these are available by negotiation.

## UNIFORM BUSINESS RATE

We are advised that the units are currently eligible for 100% small business rate relief. 2024/2025: 54.6p without small business relief. Interested parties should make their own enquiries of the Isle of Wight Council to confirm any rate liability or rate concession that may be applicable by telephoning Business Rates on 01983 821000

## 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 301434.

E: [gchambers@gullyhoward.com](mailto:gchambers@gullyhoward.com) or [dlucy@gullyhoward.com](mailto:dlucy@gullyhoward.com)

**UNDER NO CIRCUMSTANCES SHOULD ANY DIRECT APPROACH BE MADE**

Whilst these particulars are believed to be correct neither the agent nor the clients guarantee accuracy nor are they intended to form part of any contract. We have not carried out any survey. All offers are subject to formal contract. Interested parties must satisfy themselves independently as to VAT in respect of any transaction. Gully Howard Commercial Property and staff are not able to give any warranty or representation in connection with this property and have not tested any plant, purchasers must satisfy themselves as to its condition. Plans are shown not to scale and for identification only, dimensions are approximate and location plans may not show all current occupiers.

