

1 FIRST FLOOR OFFICE WITH PARKING



- Very smartly presented serviced office in Fortis House on the outskirts of Ryde
- Unit 8 runs to 26.47m² (285ft²) and benefits from two designated parking spaces.
- Close to Tesco Extra, McDonalds, Busy Bee and facing the main arterial road from Ryde to Brading, Sandown, Lake and Shanklin
- Unit 8 available at **£7,200pa** + VAT with a minimum lease of one year.

Awaiting floor plan image

LOCATION

Located within Fortis House, a prestigious and sought after office block facing Brading Road, the main link road between Ryde and the Sandown, Shanklin, Lake conurbation and close to Tesco Extra, McDonalds and Busy Bee Garden Centre. The main town of Ryde is a short drive away with a population of around 25,000 and provides fast Catamaran and Hovercraft links to Portsmouth and Southsea and a bus terminus with connections to the whole Island. Peacocks, WH Smith, Costa Coffee, Card Factory, Specsavers, Superdrug, The Works, Poundland, JD Wetherspoon and Dominos all operate within the town together with an eclectic mix of small shops, cafes, bars and restaurants.

DESCRIPTION

First floor, air-conditioned office with LED lighting. Tenants have access to all communal areas that include a reception area, kitchen, toilets, and an air-conditioned conference room (at no extra charge). The building is DDA compliant with wheelchair access to both floors via passenger lift and benefits from CCTV, secure access and individually set and monitored office security alarm.

Unit 8 runs to 26.47m² (285ft² with two designated parking spaces.

Please see photographs and floor plan overleaf for further details

TERMS

Office 8 available with a minimum lease term of one year at **£7,200** per annum.

No deposit required. The rent which includes Gas, Water and Electricity costs to be paid quarterly in advance on the usual quarterly days.

VAT is chargeable on the rent at the prevailing rate

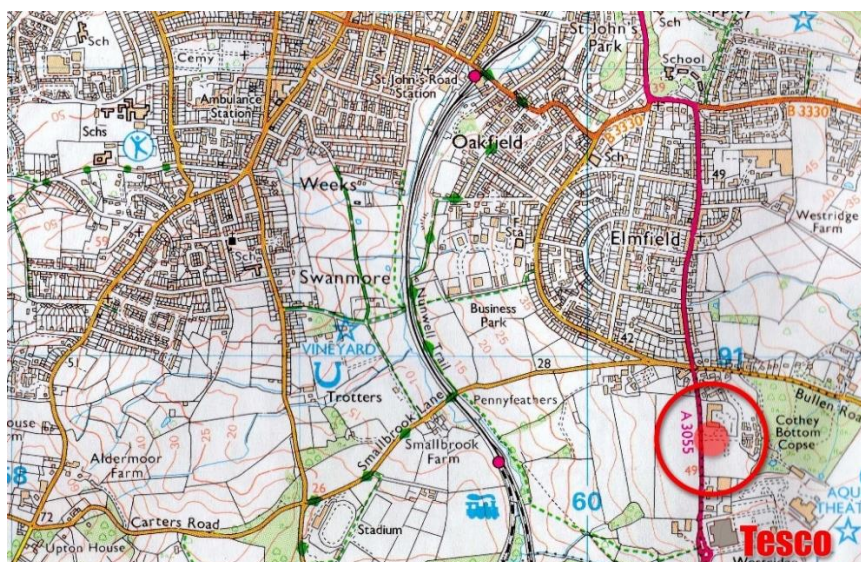
UNIFORM BUSINESS RATE

Rateable Value: TBA

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. Call Lisa Mercer or Charlie Dickson on 01983 527727 or email commercial@hrdiw.co.uk.



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.

