

# OFFICE/BUSINESS UNIT TO RENT

---



## Unit 1, 'The Old Dairy'

Dean Farm, Whitwell Road, Ventnor, PO38 2AB

---

Open Plan Office with separate meeting room and office

Dedicated parking

Rent £5,940 per annum

## Unit 1 'The Old Dairy', Dean Farm, Whitwell Road, Ventnor

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 located on Whitwell Road, approximately 2 miles from Ventnor and approximately 4 miles from Godshill.

### GENERALLY

Unit 1 comprises an open plan office space with a separate adjoining meeting room. There is a kitchen area within the unit and shared WC facilities. There are two dedicated parking spaces and further visitor parking spaces. Broadband is available at the unit. Mains water and electric service the property.

EPC: D

### AREA

The useable area of the unit extends in total to approximately 51.5m<sup>2</sup>. The shared facilities are excluded from this area.

### RENT

The quoted rent is exclusive of VAT. In addition to rent there is a service charge to contribute towards the upkeep of the common areas. The cost of this will be £80+vat/month.

### BUSINESS RATES

The rateable value according to the Valuation Office Agency website is £3,500.

### VIEWING

Strictly by appointment with BCM.

BCM (IOW) LLP, Red Barn, Cheeks Farm, Merstone Lane, Merstone, PO30 3DE

T: 01983 828 805 E: [iow@bcm.co.uk](mailto:iow@bcm.co.uk)

### LEGAL COSTS

The tenant will contribute to the Landlord's legal fees in setting up the lease.

### LOCAL AUTHORITY

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

W: [www.iwight.com](http://www.iwight.com) T: 01983 821 000

### DIRECTIONS

From Newport go south on St George's Way (A3020) towards Blackwater. At Blackwater turn right onto Blackwater Hollow towards Rookley. Continue through Rookley towards Godshill. At the end of Newport Road turn right onto West Street which becomes Whitwell Road. Follow this road until it becomes the High Street and continue through Whitwell. This road then turns into Ventnor Road which bears to the left and Dean Farm can be found on the left hand side of the road. The unit can be found in the second entrance.

**IMPORTANT NOTICE** BCM and BCM (IOW LLP) and their clients give notice that:-

1. They have no authority to make or give any representation or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and BCM has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Particulars prepared October 2021 and photographs taken May 2020.



# Unit 1 'The Old Dairy', Dean Farm, Whitwell Road, Ventnor

