

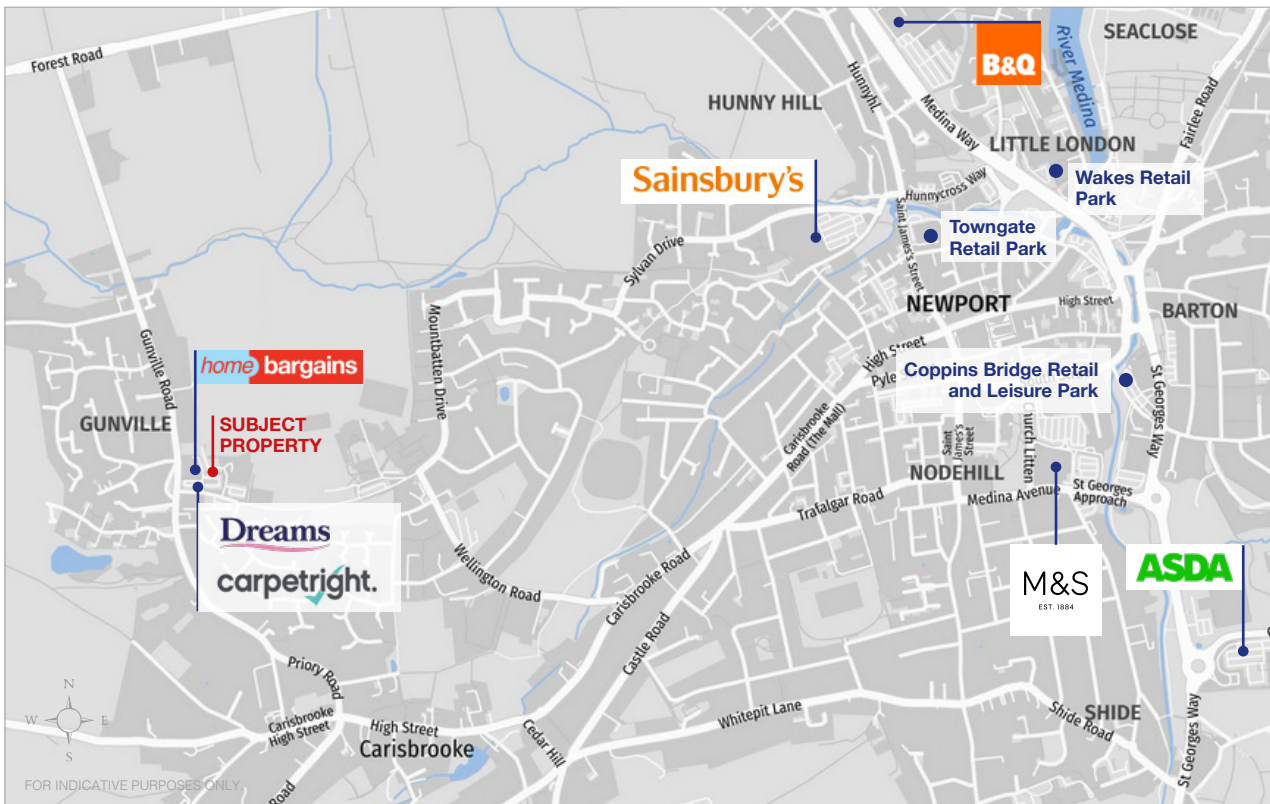
# RETAIL WAREHOUSE UNIT AVAILABLE

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## UNIT 4A CARISBROOKE RETAIL PARK

OFF. GUNVILLE ROAD  
NEWPORT, ISLE OF WIGHT  
PO30 5LG





## LOCATION

The subject property is located approximately 2 miles to the west of Newport town centre, accessible via Gunville Road. Nearby occupiers include Home Bargains, Argos, Dreams and Carpetright. Newport is the commercial hub for the Island, with Carisbrooke Retail Park often considered to be more accessible by car to the wider Island population than the Town Centre itself. There are some 142,000 residents on the IOW, which is supplemented considerably during the seasonal months by an additional 2.5 – 3 million visitors. Vehicle and passenger links to the mainland are frequent from Cowes (North), Ryde (East) and Yarmouth (West).

## DESCRIPTION

The subject property is a traditionally built, steel portal frame retail warehouse unit. The property occupies a prominent position within the estate and is elevated when compared to the other retail warehousing in close proximity. The critical dimensions of the property are outlined in the table below:

AREA (GIA)	SQ M	SQ FT
Ground Floor	791.5	8,520
Mezzanine	193.2	2,080
<b>TOTAL</b>	<b>984.7</b>	<b>10,600</b>

\*NB – the above areas are provided for indicative purposes and must be verified by interested parties.

There is free customer car parking to the front of the property and access for loading is via the side service yard. Access for loading is via the service yard to the rear.

## CAR PARKING

Car parking to the front of the unit is shared with Argos. There are approximately 56 customer car parking spaces.



FOR INDICATIVE PURPOSES ONLY.



## TENURE

The property is available by way of a new lease, on terms to be agreed.

## AVAILABILITY

The property is available to let immediately.

## PLANNING

We understand that the property benefits from having an Open A1 (non-food) Planning Consent. Interested parties will need to make their own enquiries with the local planning authority.

## BUSINESS RATES

We are advised that the Rateable Value for the property is £113,000. Interested parties are advised to make their own enquiries with the local authority regarding the rates liability and any rates relief that may be available - [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## EPC

Available Upon Request

## VIEWING ARRANGEMENTS

All viewings are to be coordinated via the joint agents:



**Joe Newton**  
07939 887 633  
[joe@cspretail.com](mailto:joe@cspretail.com)



**Tony Scotcher**  
07780 997 603  
[office@scotcherandco.co.uk](mailto:office@scotcherandco.co.uk)



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