

## 1 OFFICE UNIT REMAINING IN STUNNING LOCATION



GULLY HOWARD

CHARTERED SURVEYORS  
COMMERCIAL PROPERTY AGENTS



- RETAIL
- INDUSTRIAL
- OFFICE
- INVESTMENT
- BUSINESS TRANSFER
- DEVELOPMENT LAND
- MANAGEMENT
- RENT REVIEWS
- LEASE RENEWALS
- VALUATIONS
- ARBITRATION
- ACQUISITIONS
- EXPERT WITNESS
- HISTORIC BUILDINGS
- CONSULTANCY



- Located in Dudley Road in a stunning, elevated position overlooking Ventnor Coastline and The English Channel
- Extensively refurbished and modernised, the property offers excellent up-to-date office accommodation, retaining some original character
- 1 unit remaining Office 12 on the 2nd floor running to a total of 13.56m<sup>2</sup> (146 ft<sup>2</sup>) with sea views
- Available at an inclusive rent (excluding telephone/IT connections) at **£237 pcm (£2,844 p.a.) plus VAT**

### 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. The available office being Office 12 running to a total of 13.56m<sup>2</sup> (146 ft<sup>2</sup>) benefitting from well presented and maintained communal kitchen and toilet facilities. Office 12 is located on the middle floor with sea views. Please see floor plan overleaf for further detail.

### TERMS

The office is offered by way of a New Lease at an all inclusive rent (excluding Telephone & IT connections) of **£237 per calendar month (i.e. £2,844 pa)** plus VAT at the prevailing rate.

### VIEWING

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

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

#### DIRECTORS

NICK BUCKLE BSc(Hons) MRICS

GAVIN CHAMBERS BA(Hons)

GRANT HIGGS

JAMIE WHITTLE BSc(Hons) PgDipSurv MRICS

SHAUN WOOLFORD MBA BSc(Hons) Dip Proj Man MRICS

#### REGISTERED OFFICE

62 High Street, Newport, Isle of Wight PO30 1BA

Registered in England and Wales No. 6477562

Vat No. 928 0215 39

62 HIGH STREET NEWPORT  
ISLE OF WIGHT PO30 1BA  
TEL 01983 822555

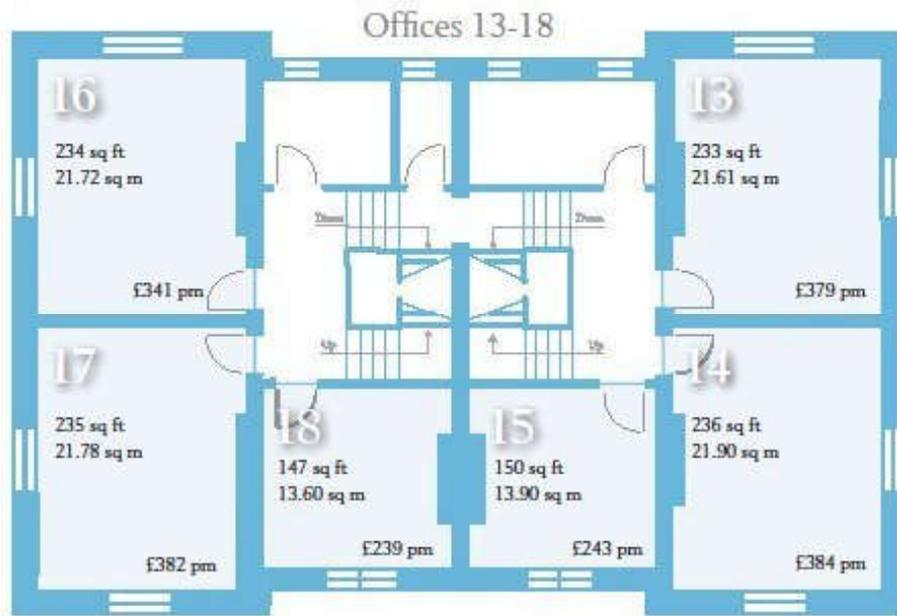
MERRITTS FARM  
WHITE HORSE LANE  
WATERLOOVILLE PO7 6QL  
TEL 02392 257224

EMAIL [enquiries@gullyhoward.com](mailto:enquiries@gullyhoward.com)

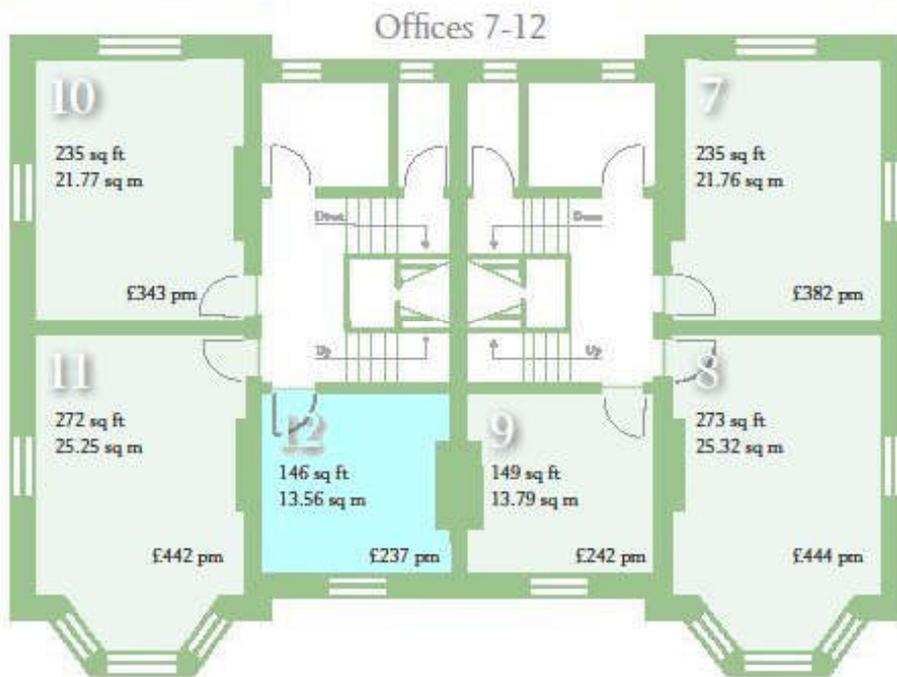
[www.gullyhoward.com](http://www.gullyhoward.com)



Top floor

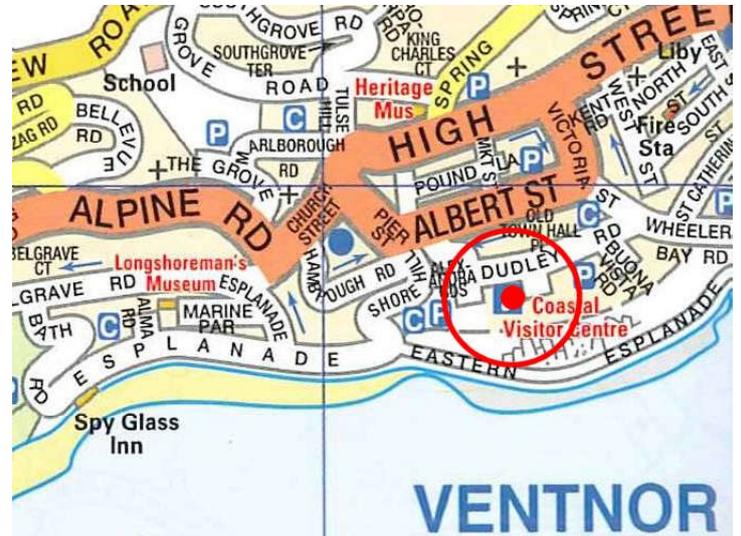


Middle floor



Note: These floor plans are not drawn exactly to scale.

Ventnor Enterprise Centre, 7-18 Salisbury Gardens  
Dudley Road, Ventnor, Isle of Wight PO38 1EJ



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 Chartered Surveyors 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.