



**FIRST AND SECOND FLOOR TOWN CENTRE OFFICE ACCOMMODATION,  
AVAILABLE TO RENT WITH VACANT POSSESSION EITHER SINGLY OR IN  
COMBINATION.**



**FIRST & SECOND FLOORS  
7 & 8 GRAYS WALK  
Between PYLE ST & SCARROTS LANE  
NEWPORT  
ISLE OF WIGHT  
PO30 1TD**

Situated a few steps from St. James Square and the main Town Centre of Newport, this is an unusual opportunity to lease first and second floor office accommodation, either floor by floor or in combination within 'Grays Walk'. It is a modern development linking Pyle Street with Scarrots Lane to the rear, and is home to a number of independent traders on the ground floor.

The offices are approached via the main central courtyard, and could suit a variety of occupiers, subject to any necessary consents. Newport itself is the County Town and administrative centre for the Island and, as such, is constantly busy. There are of course a great many commercial and other facilities within the Town Centre, and opportunities such as this are rarely available. Grays Walk is of traditional and conventional construction, with the available accommodation as briefly outlined overleaf.

**RENTAL GUIDES:  
FIRST FLOOR - £16,000 P.A.X.  
SECOND FLOOR - £8,000 P.A.X.**

These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy.

All measurements are approximate.

Unless otherwise stated, all prices and rents are quoted exclusive of VAT

<b>ACCOMMODATION</b>	<p>Self-contained and approached via a main entrance door off the central courtyard of Grays Walk, with stairs leading up to the first floor.</p> <p><u>Main Landing</u> with three WC facilities (DDA compliant facility to be reinstated).</p> <p><u>Main Central Office Area:</u> Comprising a reception around which there are nine offices/treatment/storage rooms. The property was previously used as a dental surgery, but is suitable for alternative occupiers. In the most part there are suspended ceilings with Cat. Two lighting. There is some air conditioning, plus separate heating units.</p> <p><u>Total Net Internal Floor Area:</u> Some 1,460ft<sup>2</sup> (135.64m<sup>2</sup>).</p> <p>A second staircase leads up to the second floor landing, with DDA-compliant WC facility, and the second floor comprises...</p> <p><u>A Main Office</u> with bay window, plus further office and a kitchen/staff facility.</p> <p><u>Total Net Internal Floor Area:</u> Some 1,000ft<sup>2</sup> (93m<sup>2</sup>).</p>
<b>AGENT'S NOTES</b>	<p>The accommodation can be taken as a whole, floor by floor, or potentially subdivided further by negotiation. Tenants may also, subject to Landlord's consent and any appropriate licences, sub-let any surplus space within their own letting demise.</p> <p>Please note that Scotcher &amp; Co have not checked the suitability or serviceability of any fixtures, fittings or equipment, including any heating systems, as it is the responsibility of the ingoing tenant to satisfy themselves in this regard.</p>
<b>RATEABLE VALUES</b>	<p>From April 2023 - First Floor - £19,750 / Second Floor - £6,500. UBR 2025/2026 @ 49.9p in the £. Applicants may wish to verify this information, and any potential rates relief available, with the Rating Office on 01983 823552.</p>
<b>SERVICES</b>	<p>Water, electricity and drainage are all understood to be connected. However, interested parties should check the suitability of main services to their own satisfaction.</p>
<b>EPC</b>	<p>'E' – Certificate Available</p>
<b>TENURE</b>	<p>By way of a new commercial lease or leases, with basic terms by negotiation. However, any lease granted will effectively be on a full repairing and insuring basis, with the Landlord to insure the building and the tenant to pay their share of the premium. The tenant will be liable for their own contents and public liability insurance. The Landlord will reserve the right to exclude the lease from the security provisions of the Landlord &amp; Tenant Act 1954, Part II. A service charge applies – details on application.</p>
<b>POSSESSION</b>	<p>Upon legal completion.</p>
<b>RENTAL GUIDES</b>	<p>First Floor - £16,000 p.a.x. / Second Floor - £8,000 p.a.x. Combined Rental For the Whole - £22,000 p.a.x.</p>
<b>LEGAL COSTS</b>	<p>The ingoing tenant may be expected to contribute towards the Landlord's reasonable costs in this matter, whether or not it proceeds, and in addition to their own, if applicable.</p>
<b>VAT</b>	<p>We are not aware of any VAT liability in respect of this property. However, interested applicants should check this to their own satisfaction.</p>
<b>VIEWING</b>	<p><u>VERY STRICTLY</u> by appointment via the agents, through whom all discussions and negotiations must be conducted.</p>
<b>REFERENCE</b>	<p>12052025/7&amp;8GraysWalk-Newport/16-May-25</p>