



**A MODERN MID-TERRACE PRODUCTION/WAREHOUSE FACILITY, PROVIDING SOME 5,000FT<sup>2</sup> (464.51M<sup>2</sup>) GIA AT GROUND FLOOR, WITH ADDITIONAL MEZZ-DECK ACCOMMODATION AVAILABLE IF REQUIRED.**



**BAYS 10, 11 & 12  
ST. CROSS HOUSE  
BARRY WAY  
NEWPORT BUSINESS  
PARK  
NEWPORT  
ISLE OF WIGHT  
P030 5GY**



Available on a new lease (only due to the current tenant's impending relocation plans) and occupying a prominent location within the ever-popular Newport Business Park, which in turn is an integral part of Dodnor Trading Estate, the premises could suit a wide variety of occupiers (subject to any necessary consents).

Near neighbours include YESSS Electrical, the NHS, Isle of Wight Police workshop, Eurocell Plastics, IFPL and others. Barry Way is a cul-de-sac development of similar units and occupation opportunities are rare, therefore early interest is encouraged.

Newport itself is the County Town and administrative centre for the Island and, as such, is constantly busy. The main trading estates, of which the subject property is part, are situated to the north of the Town Centre and give excellent communications to all parts of the Island by road, including to the ferry terminals giving travel to the mainland.

The property forms part of a terrace of similar units, and is of steel portal-framed construction under a profile roof, with some brick elevations. Designated parking to the front. Further details are as briefly outlined overleaf.

**RENTAL GUIDE - £43,750 P.A.X. + VAT**  
**(Ground Floor Only - Mezz-Deck by additional negotiation if required)**

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>THE UNIT</b>	<p>Measures some 92'8" (28.24m) x some 54' (16.45m), to provide approx. 5,000ft<sup>2</sup> (464.52m<sup>2</sup>) GIA, all benefitting from excellent eaves height front and rear of 26' (7.92m) and 23' (7.01m) respectively.</p> <p>The premises are supplemented by a single full-height up-and-over door with adjacent personal door and glazed panels.</p> <p>Also incorporated is a central 'pod', with two WC facilities and a wall-mounted kitchenette arrangement. This was installed by the current tenant and will be remaining in situ, if required.</p> <p>Within the building and at the frontage is the original structural heavy-duty mezz-deck and concrete staircase, all requiring fit-out if required and available as an additional rental negotiation if needed. The mezz-deck potentially offers some 1,350ft<sup>2</sup> (125.4m<sup>2</sup>) GIA overall.</p>
<b>EXTERNAL</b>	Designated car parking for a dozen vehicles to the front of the building.
<b>SERVICES</b>	Water, electricity (three-phase) and drainage are all understood to be available; we understand that gas was originally connected to the site but has not been utilised. However, interested occupiers should always check the availability and suitability of main services to their own satisfaction.
<b>RATEABLE VALUE</b>	<p>With effect from 1<sup>st</sup> April 2026 - £TBC.</p> <p>UBR 2026/27 @ 43.2p in the £.</p> <p>Applicants may wish to verify this information with the Rating Office on 01983 823920.</p>
<b>EPC</b>	'D' – Certificate Available.
<b>TENURE</b>	By way of a new commercial lease, with terms by negotiation, and with if third anniversary upward-only rent reviews if appropriate. The lease 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 responsible for their own contents and public liability insurance. The Landlord will reserve the right to exclude any lease from the security provisions of the Landlord & Tenant Act 1954, Part II. Other terms by negotiation.
<b>POSSESSION</b>	Upon legal completion. The outgoing tenant is relocating elsewhere, and is therefore not renewing their lease, due to expire in early July 2026.
<b>RENTAL GUIDE</b>	£43,750 p.a.x. + VAT
<b>LEGAL COSTS</b>	The ingoing tenant may be required to contribute towards the Landlord's reasonable legal costs in this matter.
<b>VAT</b>	Will Apply.
<b>VIEWING</b>	<u>VERY STRICTLY</u> by appointment and <u>WITH DISCRETION</u> via the agents, please, through whom all discussions and negotiations must be conducted.
<b>REFERENCE</b>	27042026/UNIT10BARRYWAY-NEWPORT/27-Apr-26