

SCOTCHER & CO

C O M M E R C I A L

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MODERN MID-TERRACED WORKSHOP UNIT OF SOME 770 FT² (71.5M²) GIA
AVAILABLE ON A NEW LEASE

**6 DAISH WAY
DODNOR INDUSTRIAL ESTATE
NEWPORT
ISLE OF WIGHT
PO30 5XB**



Situated in the heart of this popular and busy trading estate, which in turn is located north of Newport Town Centre.

Newport itself is the County Town and administrative centre for the Island and as such is constantly busy. There have been a great many residential and commercial developments in and around the town in recent years, many of which are ongoing and these have all firmly established the town as the commercial hub for the Island.

The unit itself is of traditional construction with accommodation and other details as briefly set out overleaf.

Cont.

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

THE UNIT	About 29'0" (8.8m) deep x about 26'7" (8.1m) wide, with a concertina style loading/access door to the front elevation, rear double doors to the external storage area and a w.c. facility.
OUTSIDE	Rear storage area with some parking to the front of the unit.
SERVICES	Water, electricity (3 phase) and drainage are all understood to be connected, however interested occupiers should check the suitability of main services to their own satisfaction.
RATEABLE VALUE	With effect from April 2010 - £4,450 UBR 2012/2013 @ 45.8p in the £. Applicants may wish to verify this information with the Rating Office on 01983 823920.
TENURE	By way of a new commercial lease to be granted and likely to be for a term of three years, which will be excluded from the provisions of the Landlord & Tenant Act 1954 Part II. The lease will essentially be on a full repairing and insuring basis.
SERVICE CHARGE	Will be levied in respect of external areas.
POSSESSION	Understood to be available from the end of December 2012 as the existing tenant has given notice to end their lease then.
INITIAL RENTAL	£5,950 p.a.x.
LEGAL COSTS	Ingoing tenant to bear all parties reasonable costs in this matter.
VAT	We are not aware of any VAT liability in respect of this property.
VIEWING	VERY STRICTLY by appointment please via the agents through whom all discussions and negotiations must be conducted.
REFERENCE	PROPDET9/6DAISH/2-Oct-12

Energy Performance Certificate

Non-Domestic Building



6, Daish Way
Newport
PO30 5XB

Certificate Reference Number:
0540-0339-2709-0003-3006

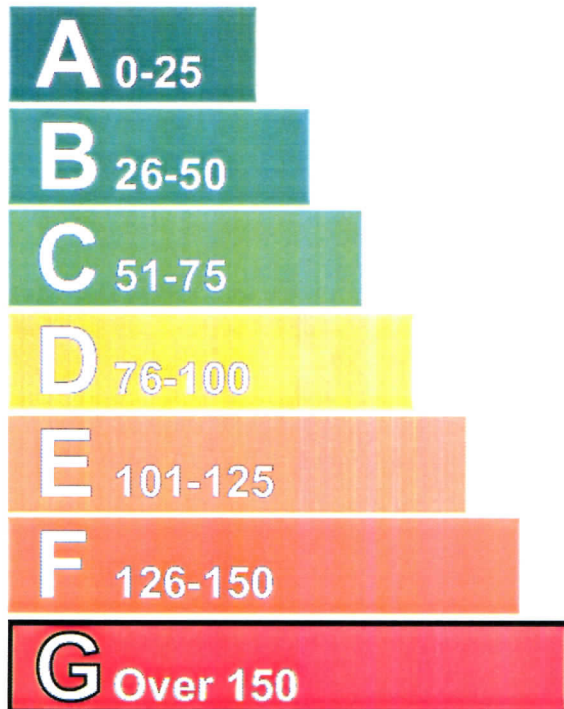
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ **156** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	69
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	144.33

Benchmarks

Buildings similar to this one could have ratings as follows:

34	If newly built
92	If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: G-ISBEM SiteNotes v17.0 using calculation engine SBEM v4.1.c.3

Property Reference: 400733020000

Assessor Name: Mr John Leal

Assessor Number: NGIS802284

Accreditation Scheme: Northgate Information Solutions

Employer/Trading Name: Daniells Harrison Chartered Surveyors

Employer/Trading Address: 17 High Street Newport Isle of Wight

Issue Date: 05 Jul 2011

Valid Until: 04 Jul 2021 (unless superseded by a later certificate)

Related Party Disclosure: Not related to the owner

Recommendations for improving the property are contained in Report Reference Number: 0030-4973-0409-2500-3000

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on 0800 085 2005