

# SCOTCHER & CO

C O M M E R C I A L

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**EXTENSIVE FIRST/SECOND FLOOR OFFICES PROVIDING SOME 1,250 FT<sup>2</sup> (116M<sup>2</sup>)**  
**NIA AVAILABLE TO LEASE**



**1<sup>ST</sup> & 2<sup>ND</sup> FLOOR OFFICES**  
**11 YORK AVENUE**  
**EAST COWES**  
**ISLE OF WIGHT**  
**PO32 6QY**

Located in the Town Centre of East Cowes which itself is situated at the mouth of the River Medina on the northern tip of the Island and has within its boundaries a wide variety of facilities including the new Waitrose supermarket, the Red Funnel Vehicle and passenger terminus providing services to Southampton on the mainland, a new medical centre currently under construction and the town continues to expand due to a number of residential and commercial developments.

The premises forms the upper floors of a larger mid-terraced property of traditional construction with accommodation and other details as briefly set out overleaf.

**RENTAL GUIDE £4,950 P.A.X.**

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

Scotcher & Co. is a trading name of A.F.S. Properties Ltd. Company Reg. No. 4765406 - England. Directors: Mr A.F. Scotcher, Mrs S.J. Scotcher (Company Secretary)  
Registered Office: Bright Brown, Exchange House, St Cross Lane, Newport, Isle of Wight, PO30 5BZ

<b><u>GROUND FLOOR</u></b>	Shared entrance lobby and staircase to:
<b><u>FIRST FLOOR</u></b>	Landing and inner hallway with communal kitchenette/sink unit and ladies & gents w.c. facilities.  Staircase to 2 <sup>nd</sup> floor.
<b>OFFICE 1 (front)</b>	14'2" (4.3m) plus bay x 13'2" (4.0m) plus recess
<b>OFFICE 2 (front)</b>	14'3" (4.3m) x 10'5" (3.2m)
<b>OFFICE 3 (rear)</b>	15'6" (4.7m) x 13'6" (4.1m) with cupboard/store  Rear landing and fire exit stairs to ground floor.
<b><u>SECOND FLOOR</u></b>	Spacious landing.
<b>OFFICE 4 (front)</b>	14'2" (4.3m) x 11'3" (3.4m)
<b>OFFICE 5 (front)</b>	14'2" (4.3m) x 14'2" (4.3m)
<b>OFFICE 6 (rear)</b>	17'0" (5.2m) x 21'2" (6.5m) maximum with communicating additional office 8'6" (3.0m) x 7'5" (2.3m)
<b>UNDER EAVES STOREROOM</b>	12'0" (3.6m) x 5'0" (1.5m) average with restricted headroom.
<b>KITCHEN/STAFFROOM</b>	With stainless steel sink, worktop and wall cupboards.
<b>RATEABLE VALUE</b>	With effect from April 2010 - £2,500 UBR 2012/2013 @ 45.8p in the £.  Applicants may wish to should verify this information with the Rating Office on 01983 823920.
<b>SERVICES</b>	Water, electricity and drainage are all understood to be connected, however interested parties should check the suitability of main services to their own satisfaction.
<b>TENURE</b>	By way of a new commercial lease with if appropriate 3 yearly upward only rent reviews and essentially on a full repairing and insuring basis in that the property is to be returned in no worse condition than at the outset. The lease may be excluded from the security provisions of the Landlord & Tenant Act 1954 Part II.
<b>RENTAL GUIDE</b>	£4,950 p.a.x.
<b>LEGAL COSTS</b>	The in going tenant is 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 via the agents through whom all discussions and negotiations must be conducted.

**REFERENCE** DVD1/11YORKAVE/4-May-12

# Energy Performance Certificate

## Non-Domestic Building



FIRST AND SECOND FLOOR  
11 York Avenue  
EAST COWES  
PO32 6QY

Certificate Reference Number:  
0950-5977-0312-6031-6034

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](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



.....Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

◀ 106

This is how energy efficient the building is.

### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	176
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	64.93

### Benchmarks

Buildings similar to this one could have rating as follows:

30	If newly built
79	If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

## Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

<b>Assessment Software:</b>	CLG, ISBEM, v4.1.d, SBEM, v4.1.d.0
<b>Property Reference:</b>	531776360001
<b>Assessor Name:</b>	Ian Williams
<b>Assessor Number:</b>	BREC100001
<b>Accreditation Scheme:</b>	Bre
<b>Employer/Trading Name:</b>	Reporting Ltd
<b>Employer/Trading Address:</b>	Luckington Farm, Bowcombe Road, Carisbrooke, Isle Of Wight, PO30 3HT
<b>Issue Date:</b>	2012-05-11
<b>Valid Until:</b>	2022-05-10
<b>Related Party Disclosure:</b>	Not related to the occupier.

Recommendations for improving the property are contained in Report Reference Number: 9563-4035-0721-0601-0795

## 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 Department's website at [www.epb.dfn.gov.uk](http://www.epb.dfn.gov.uk), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

## Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.