

# The Apex Centre (Building A), St. Cross Business Park Newport, Isle of Wight PO30 5XW

lot 45

**Modern Freehold Office Investment**

- Let to NHS Property Services Limited
- New 10 year lease from September 2013 (subject to option)
- Nearby occupiers include SP Systems, NEG Micon and St Mary's Hospital
- Modern office building located on a well established business park

Rent  
**£88,627.50**  
per annum  
exclusive



**Location**

Miles: 5 miles south of Cowes  
10 miles east of Yarmouth  
Roads: A3054, A3020

**Situation**

The Apex Centre is situated in the heart of St. Cross Business Park, the Isle of Wight's central commercial trading estate and Newport's administrative capital. St. Cross Business Park is accessed from the roundabout just north of Newport on the main road to Cowes. Occupiers within the estate include Gurit, Vestas, IOWCC and Glanilles Solicitors.

**Description**

The property comprises a modern office building arranged on the ground and first floors. The property benefits from open plan office accommodation, air conditioning and a passenger lift. The property benefits from rights to use 38 car parking spaces.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground/First	Offices	731.87 sq m (7,878 sq ft)	<b>NHS PROPERTY SERVICES LIMITED (1)</b>	10 years from 06/09/2013 until 05/09/2023 (2)	£88,627.50	06/09/2018
<b>Totals</b>		<b>731.87 sq m (7,878 sq ft)</b>			<b>£88,627.50</b>	

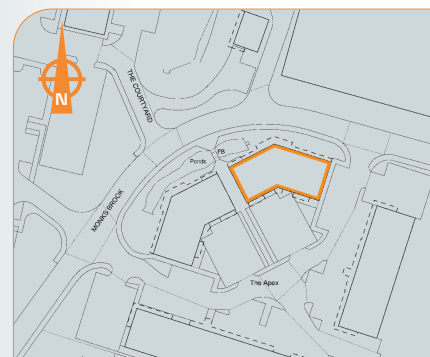
(1) The property has been sublet to NHS Isle of Wight Clinical Commissioning Group.  
(2) Please note that the lease is subject to a tenant's option to determine the lease in September 2021.

**For further details please contact:**  
**David Margolis**  
Tel: +44 (0)20 7034 4862.  
Email: david.margolis@acuitus.co.uk  
**Gwen Thomas**  
Tel: +44 (0)20 7034 4857.  
Email: gwen.thomas@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

**Associate Auctioneers:**  
**CBRE Limited**  
The Quay, 30 Channel Way, Ocean Village, Southampton SO14 3TG.  
Tel: +44 (0)23 8020 6344.  
Email: jon.diaper@cbre.com  
Ref: Jon Diaper.



**Solicitors:**  
**Clarke Willmott LLP**  
Burlington House, Botleigh Grange Business Park, Hedge End, Southampton SO30 2AF.  
Tel: +44 (0)845 209 1613.  
Email: paul.hinett@clarkewillmott.com  
Ref: Paul Hinett.



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