



THE GREEN HOUSE, RYDE, PO33 1BG

INDUSTRIAL/LOGISTICS / OFFICE / INDUSTRIAL / WAREHOUSE FOR SALE

39,425 SQ FT (3,662.70 SQ M)



Summary

LARGE WAREHOUSE WITH OFFICE SPACE AND PARKING

Available Size	39,425 sq ft
Price	£2,900,000
Rates Payable	£96,570 per annum
Rateable Value	£174,000
EPC Rating	C (60)

- 2 x Loading doors
- Exterior Loading Canopy
- Max height to ridge 9.88m
- Minimum height to haunch 8.25m
- Office space with kitchen / canteen areas, A/C, meeting rooms and passenger lift
- Generous parking with electric points
- Outside staff seating area



Location



The Green House, Nicholson Road, Ryde, PO33 1BG

Ryde is the largest town on the Island by population (circa 32,000 - 2011 census) and boasts miles of glorious sandy beaches. There is the transport hub close by with train and bus links to the rest of the Island, plus Fastcat and Hovercraft to Portsmouth. Portsmouth has the direct train to London within 1.5 hours.

Ryde Business Park is situated on Nicholson Road, just off Great Preston Road which links to Brading Road, the main arterial route into Ryde going North and Brading to the South.

The property is located to the rear of Ryde Business Park with neighbouring occupiers such as Royal Mail, Menzies and Sydenhams. Ryde Business Park is equal distance between Ryde St Johns Road and Smallbrook Junction on the island rail network.





Our philosophy

We are passionate about all we do and believe that our commitment to excellence, our passion for our customers and our commitment to the environment are the foundation of our success.

Our philosophy is to provide a high-quality service to our customers, to be a leader in our industry and to be a responsible citizen of the community.

Our philosophy is to be a company that is driven by its values and its mission, and that is committed to the long-term success of its customers and the community.

LEARL

Further Details

Description

The property comprises 2 buildings linked by a full height atrium reception. To the left of the atrium is a self-contained warehouse building that has been fitted with an internal mezzanine covering a high proportion of the warehouse floor providing further offices and picking and packing space.

The mezzanine space has been fully fitted as office and meeting room space. The remaining ground floor warehouse area provides full height space benefitting from racking and two loading doors.

Accessed from the right-hand side of the atrium is a 3-story office building providing a mix of open plan and cellular offices/meeting room space on the upper floors and benefitting from a fully fitted canteen/kitchen area on the ground floor. The office building benefits from photovoltaic panels located on the roof and is heated via a ground source heat pump.

The office space has a passenger lift, male and female W/Cs, shower facilities raised floors and suspended ceilings with LED lighting, heating and air conditioning and carpeted throughout.

Externally the property offers generous parking provisions via two car parking areas to the front. 2 electric charging points have also been installed.

To the rear of the property there is an outside staff seating area along with access to a 2-acre woodland that provides further outdoor staff seating areas and features.

Tenure

The freehold interest is available to purchase.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

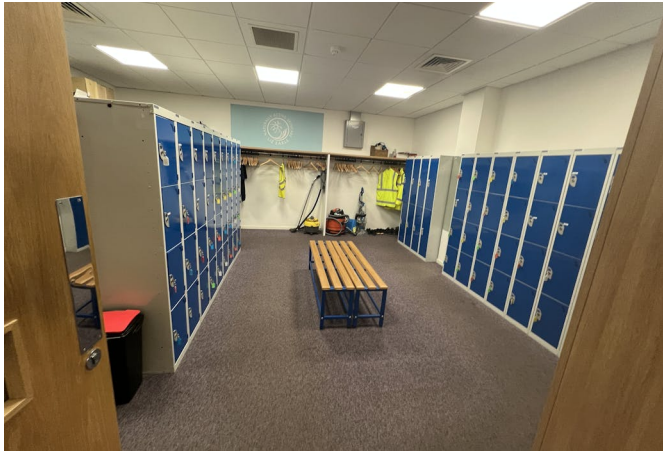
Each party to be responsible for their own legal costs incurred in this transaction.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Joint agent

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Enquiries & Viewings



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