



## UNIT 6 DEAN FARM

Whitwell Road, Ventnor, Isle of Wight, PO38 2AB

TO LET

£525 Per Calendar  
Month





# Unit 6 Dean Farm

Whitwell Road, Ventnor, Isle of Wight, PO38 2AB

656 sq. ft (108 sq. m) | Close Links Neighbouring Towns | Well-maintained

Unit 6 at Dean Farm is a characterful and spacious business unit located on Whitwell Road, approximately 6 minutes from Ventnor and approximately 20 minutes from Newport.

## Location

Unit 6 at Dean Farm is located on Whitwell Road, approximately 6 minutes from Ventnor and approximately 20 minutes from Newport. The office is set in a wonderful rural location, whilst maintaining good connections with neighbouring towns.

## Area

The useable area of the unit extends in total to approximately 108m<sup>2</sup> (656 square feet), across two floors, including 3 rooms and a kitchen.

## Services

Water - Free of charge for normal use.  
Electricity - Charged by sub-meter.

## Business Rates

The rateable value according to the Valuation Office Agency website is £5,800, effective from 1st April 2023.

## Legal Costs

The tenant will contribute to the Landlord's legal fees for setting up the lease. Contribution to be capped at £300 + VAT.

## Service Charge

A service charge is charged for maintenance and cleaning of the common areas, exterior works, security lighting and building insurance. This service charge attracts VAT. Further details can be obtained from the letting agent.

## Local Authority

Isle of Wight Council, County Hall, High Street, Newport, Isle of Wight, PO30 1UD  
W: [www.iwight.com](http://www.iwight.com) T: 01983 821 000

## Broadband

There is Broadband connected to the premises.

## What3Words

///appointed.sharpened.rock

## EPC

D

## Viewings

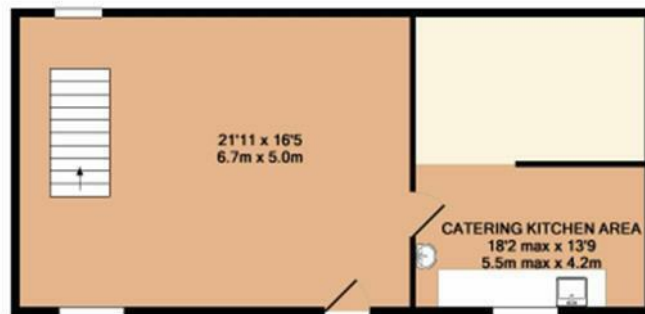
Strictly by appointment with BCM Wilson Hill.  
BCM Wilson Hill (IOW) LLP, Red Barn, Cheeks Farm, Merstone Lane, Merstone, PO30 3DE  
T: 01983 828 800 E: [iow@bcmwilsonhill.co.uk](mailto:iow@bcmwilsonhill.co.uk)

## Important Notice

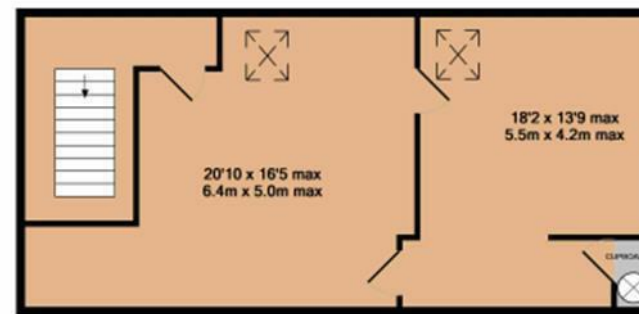
BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii) The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM Wilson Hill tested them.





GROUND FLOOR  
APPROX. FLOOR  
AREA 574 SQ.FT.  
(53.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 574 SQ.FT.  
(53.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1148 SQ.FT. (106.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact

2: Applicants must rely on their own enquiries by inspection or otherwise on all matters

3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property

4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed

5: Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them

**Isle of Wight**

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**Offices at:** Winchester | Petersfield | Isle of Wight | Oxford

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