

Waterfront storage land
Kingston Wharf

East Cowes,
Isle of Wight, PO32 6JS

To Let



Key Features

- 1.5 acre waterfront site
- Level, fenced compound
- Suitable for a variety of marine uses, with development potential
- 60 metre wharf with a minimum water depth of 2 metres
- Direct access to a 40 tonne travel hoist operated by the site owner
- Located within the sheltered Cowes Harbour







Location

Kingston Wharf lies on the eastern bank of the River Medina, in East Cowes, Isle of Wight. The wharf adjoins the Cowes Harbour Services Boatyard. The popular East Cowes Marina is a short distance to the north.

Road access is via Kingston Road. This gives easy access to the Red Funnel car ferry terminal, which is circa 1 mile to the north and provides a regular car ferry service to Southampton. A high speed passenger ferry connects West Cowes with Southampton, with a half hourly service at peak times.

The Isle of Wight has a population of circa 140,000. The Islands largest town is Ryde and the County town is Newport, both of which are within a 10 mile drive of Kingston Wharf.



Cowes is world famous as the home of the annual Cowes Week Regatta, and has been at the centre of UK leisure sailing for many years. This site benefits from direct access to the River Medina and the sheltered Cowes Harbour, which has recently been improved by the construction of the Cowes Outer Harbour breakwater.

Description

The wharf comprises a level site totalling approximately 1.5 acres. It was last used for import and storage of aggregates. The south and north boundaries are fenced and the eastern boundary comprises an embankment, with fencing above.

The western edge of the site comprises the river wharf, which is 60 metres in length, with a water depth of circa 2 metres below chart datum.

In addition to its direct river access, the site adjoins a bespoke hoist dock which is served by a 40 tonne travel hoist. This is operated by Cowes Harbour Services, which is the marine services division of the site owners, Cowes Harbour Commission.

Road access is via the main site road, which leads from Kingston Road. The previous occupiers used this road for the lorry movement of aggregates, which demonstrates that the site has good HGV accessibility.

Schedule of areas

Description	Hectares	Acres
Secure, level compound	0.61	1.52

Planning

The wharf was last used for the import and processing of aggregate and the existing planning permission is for this use.

The Local Planning Authority is the Isle of Wight Council. They have indicated that they would view favourably applications for a change of use to alternative marine based employment uses and/or development. The site is owned by Cowes Harbour Commission, the Statutory Harbour Authority for the port of Cowes. They are keen to see this site used for marine based employment, to the benefit of Cowes Harbour as a whole.

Interested parties are encouraged to discuss their intentions with us and we can provide further guidance, as appropriate.

Terms

The property is available on a new full repairing and insuring lease at a commencing rent of £55,000 per annum, exclusive of VAT. The lease length is to be agreed.

The tenant will be required to contribute a fair proportion of the costs of maintaining the access road through the Kingston Wharf site.

Business rates

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the rateable value of the property is as follows:-

RV: £52,000

However, we would advise an interested party to confirm the accuracy of this information.

EPC rating

There are no permanent buildings on site, so EPC regulations do not apply to this transaction.

Legal Costs

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

Services

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any incoming tenant or occupier satisfies themselves in this regard.

Viewing

Strictly by appointment through the sole agents below.

Contacts

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Subject to Contract

Date: April 2018

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