



**UNIT 9 PRITCHETTS WAY
ROOKLEY
ISLE OF WIGHT
PO38 3LT**

£28,000 PAX + VAT

Modern industrial unit offering approximately 278 sq m (2992 sq ft).

Location

Situated in the popular trading location at Rookley Industrial Estate the property is located to the rear of the site but in a visible location.

Rookley is located on the main A3020 giving easy access to Newport, the Islands centre, and the towns of Sandown and Shanklin.

Description

Substantial modern industrial unit available

The ground floor space runs to circa 278m² (2,992ft²). The unit has been subdivided into bays with stud walls, however these can be removed to suit occupiers requirements.

Approximately 200m² (2,152ft²) of this is open industrial space with circa 78m² of office/showroom space, kitchen, reception area and toilet facilities. There is a mezzanine area over the office space.

The unit benefits from solar panels and an electric car charging station. There is a covered loading area to the side of the unit. Please see floor plan for further details. The property also benefits from new UPVC double glazed windows (installed Spring 2026).

Terms

The property is available by way of a new lease, terms to be negotiated, annual rent £28,000pax + VAT.

The ingoing tenant will be required to contribute towards the landlord's reasonable legal fees.

Business Rates

Rateable Value: £13,500

2025/2026: £0.48p without small business relief. Interested parties should make their own enquiries of the Isle of Wight Council to confirm any rate liability or rate concession that may be applicable by telephoning Business Rates on 01983 821000.

Viewings

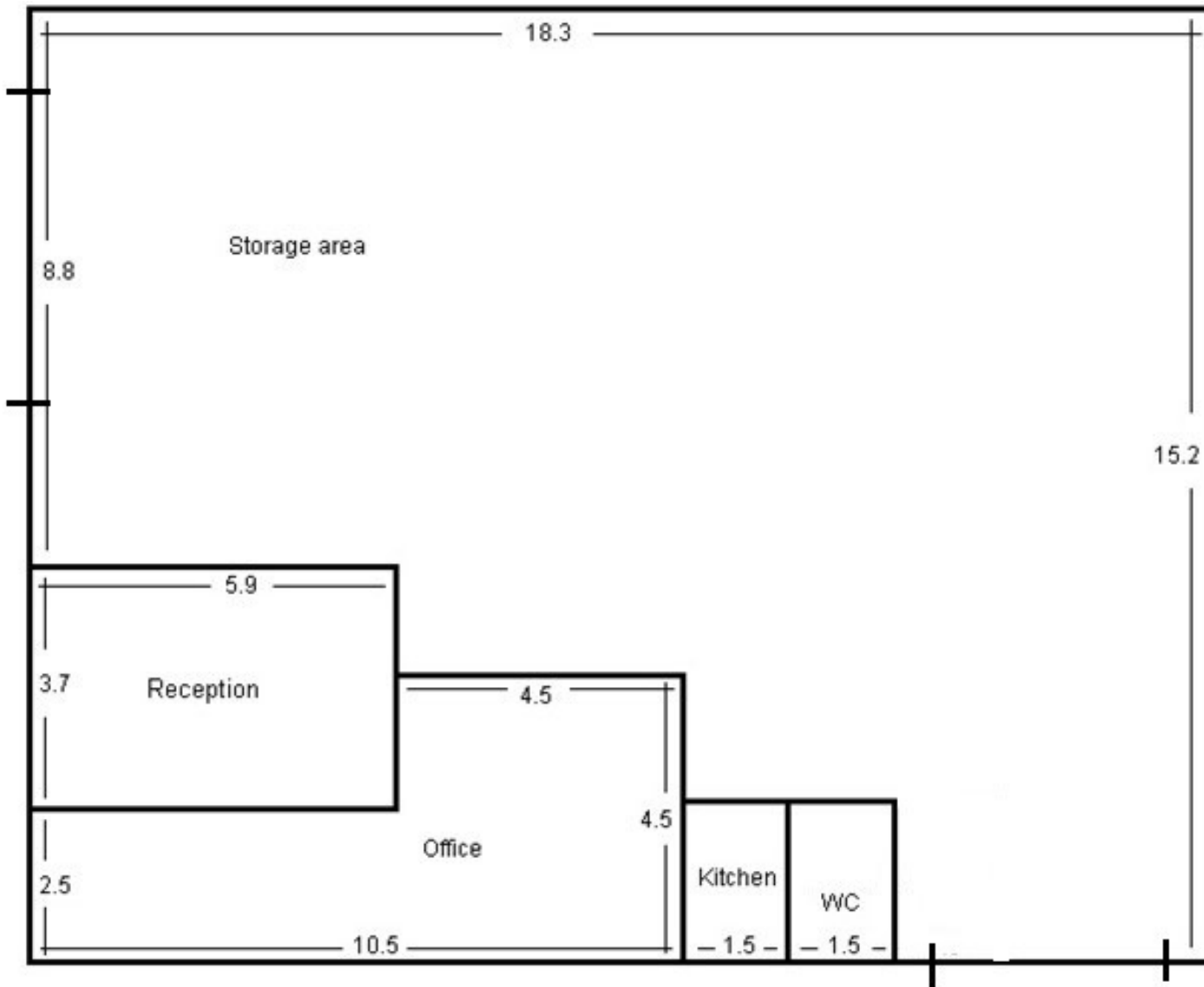
All viewings to be arranged via HRD Commercial. Please contact 01983 527727 or email commercial@hrdiw.co.uk.

Hose Rhodes Dickson Commercial

01983 527727

commercial@hrdiw.co.uk

**Hose
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Schematic sketch floor plan for illustration only
and not to scale.

All measurements are approximate

Misrepresentation Act 1967

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