

Kings Chambers

Newly Refurbished Office Units To Let



FORMER KINGS HOTEL, HIGH STREET, NEWPORT, NP20 1QU

- CURRENTLY UNDERGOING EXTENSIVE REFURBISHMENT AS PART OF A MIXED DEVELOPMENT
- LANDMARK BUILDING IN NEWPORT CITY CENTRE
- OFFICE SPACE FROM 278.43SQ M (2,997 SQ FT)
- SECURE CAR PARKING AVAILABLE
- DEDICATED VIDEO ENTRANCE SYSTEM
- SUPERFAST FIBRE BROADBAND INCLUDED (100MB UP AND DOWN SPEED)

Location

The landmark building is situated within the pedestrianised area of Newport city centre bordering the A4042, and has views of the River Usk and the historic Newport Castle.

It has a frontage to High Street, with return frontage to Upper Dock Street.

The recently refurbished Corn Exchange is situated opposite the property and Newport's eye-catching Riverfront Theatre and Arts Centre development is also in close proximity.

Newport city centre is currently the subject of a major redevelopment scheme - Friars Walk which will offer over 390,000 sq ft of retail and leisure space as well as improved public realm in John Frost Square, approximately 350m from the property. The scheme will be anchored by Debenhams, a Cineworld multiplex cinema and a wide range of shops and restaurants all supported by a new modern 350 space car park and bus station.

The property lies within 150m of Newport railway station, which provides direct services to Cardiff Central (15mins), Bristol Temple Meads (35mins) and London Paddington (1hr 55mins).

Description

The impressive landmark Kings Hotel redevelopment, a five storey Edwardian brick building which features an impressive façade and is arranged around a central courtyard providing car parking, accessible from Upper Dock Street.

Internally, the property will provide six ground floor retail units and upper floor office units.

A full specification of the works would be provided upon request.

Accommodation

The following areas have been measured to RICS guidelines:-

	sq m	sq ft
Office Unit 1	327.85	3,529
Office Unit 2	278.43	2,997
Office Unit 3	421.77	4,540

Tenure & Terms

The premises are available by way of new effectively full repairing and insuring lease for a minimum term of 10 years.

Rent is available upon application.

Service Charge

A service charge is payable in regards to standard Landlord outgoings to the premises, including such items as maintenance of the building, insurance etc, more details are available upon request.

Rateable Value

The premises will need to be reassessed for rating purposes.

Legal Costs

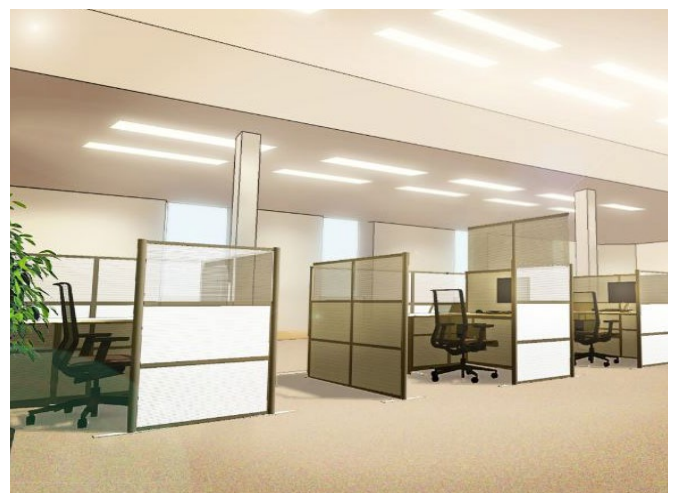
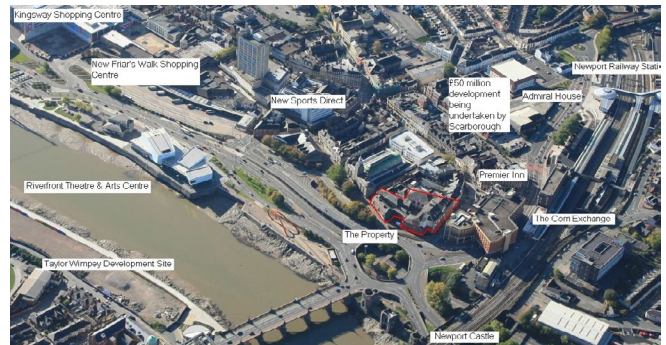
Each party is to be responsible for their own legal costs.

VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

Viewing

Strictly by appointment with sole agents Hutchings & Thomas.



Haydn Thomas

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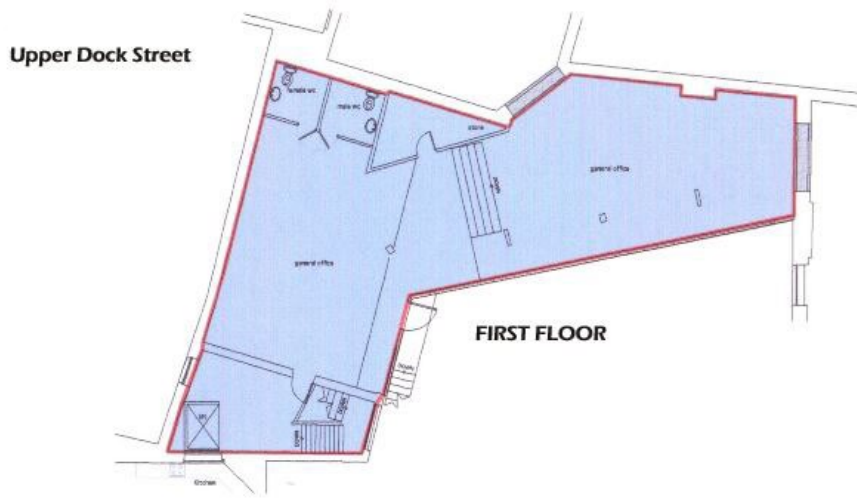
Fiona Weaver

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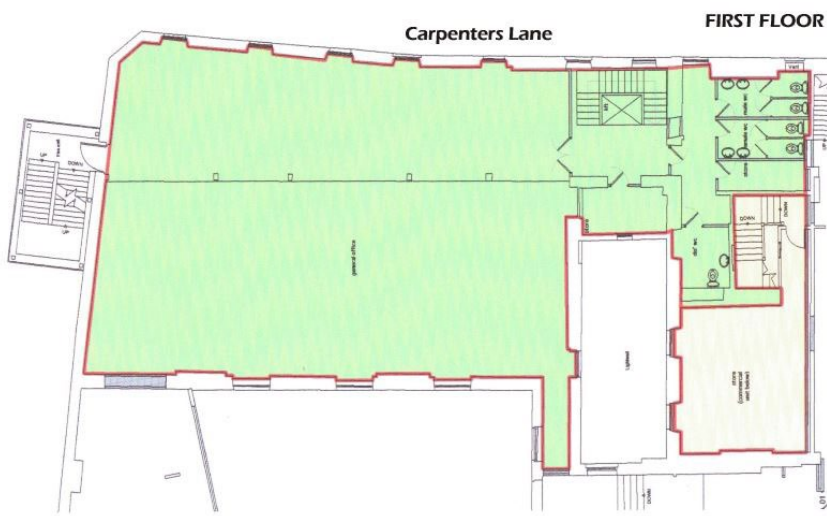
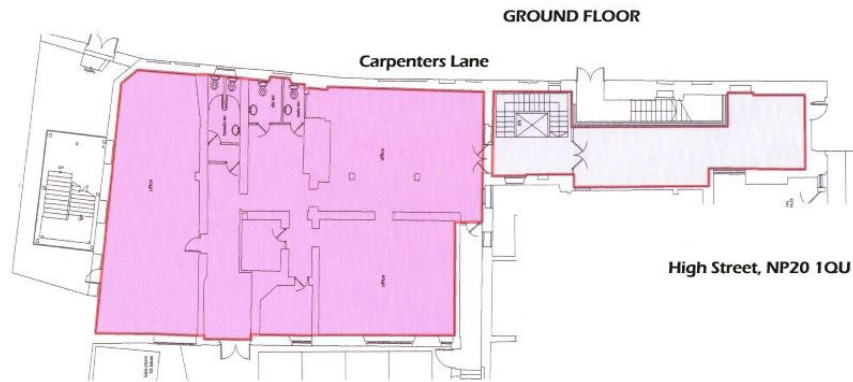
fw@hutchings-thomas.co.uk

Important Notice

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