

Lower Ground Floor Office To Let

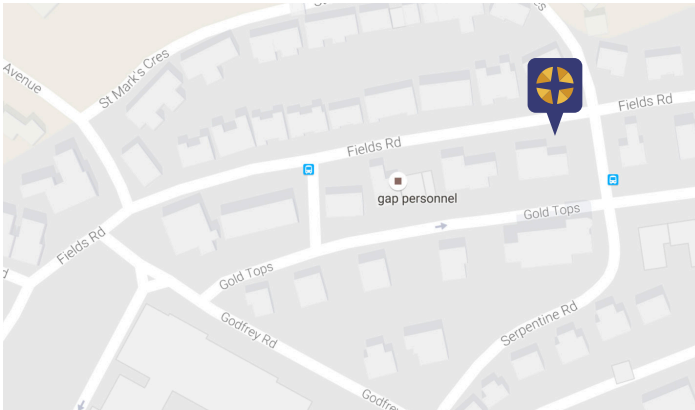


Lower Ground Floor, 19-20 Gold Tops, Newport, South Wales, NP20 4UG

- Located in Newport's premier office district
- Quality office accommodation
- On-site car parking

Location

The property is located in the Gold Tops area of Newport, close to Newport Civic Centre. Newport city centre is located approximately ¼ mile away, and junctions 26 and 27 of the M4 motorway are readily accessible. Gold Tops has traditionally been regarded as a prime office location within the centre of Newport with a good mix of professional occupiers including accountants, solicitors and surveyors.



Description

The accommodation is housed within a detached building of traditional brick stone rendered construction under a traditional slate roof. The premises benefits from a large site with extensive parking.

The surplus accommodation is located on the lower ground floor of the premises. The surplus accommodation will be accessed separately from the main building, which is to be occupied by the landlord.

The lower ground floor accommodation comprises a mixture of open plan and two good size cellular offices with their own self contained WC and kitchen facilities.

Accommodation Table

The following areas have been measured to RICS guidelines:-

Room	sq ft	sq m
Office 1	166	15.40
Office 2	258	24.03
Office 3	358	33.31
Total	782	72.74

Car Parking

On-site parking available for 3 vehicles.

Quoting Price

We are quoting a rent of £10 per square foot exclusive.

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

£3,851

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.

Contact

For more information contact Haydn Thomas or Fiona Weaver:

Haydn Thomas

01633 214 444

ht@hutchings-thomas.co.uk

Fiona Weaver

01633 214 444

fw@hutchings-thomas.co.uk

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