



1ST FLOOR OFFICE, OAK HOUSE, LLANCAYO COURT, USK NP15 1HY

Converted Barn - Offices to Let

Beautiful Rural Location with Good Connections

Characterful Office

Plentiful Parking Available Onsite

Approximately 76.47 sq m (823 sq ft)

Quoting rent £12,000 pa, exclusive



LOCATION

Usk is a historic town located in south-east Wales positioned on the river Usk, approximately 10 miles north-east of Newport. The town provides a range of amenities including shops, restaurants, pubs and hotels. The town services a significant number of outlying villages and is also popular with tourists.

The property is located on Llancayo Business Park, approximately 2.4 km (1.5 miles) to the north of Usk town centre, just off the B4598.

Llancayo Business Park comprise a collection of former agricultural buildings which have tastefully been converted to provide office accommodation, within a tranquil, scenic location.

DESCRIPTION

The available accommodation is situated within Oak Barn on the first floor.

The suite provides open plan office space which is full of character. The office space benefits from carpeted floors, plastered & painted walls, under floor heating, perimeter trunking, exposed wooden beams and suspended LED strip lighting.

There are shared WC's and kitchen within the common areas.

There is a plentiful parking around the building.

ACCOMMODATION

1st Floor Office	76.47 sq m	(823 sq ft)
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LOCAL AUTHORITY

Monmouthshire Council:
Tel: 01633 644 644

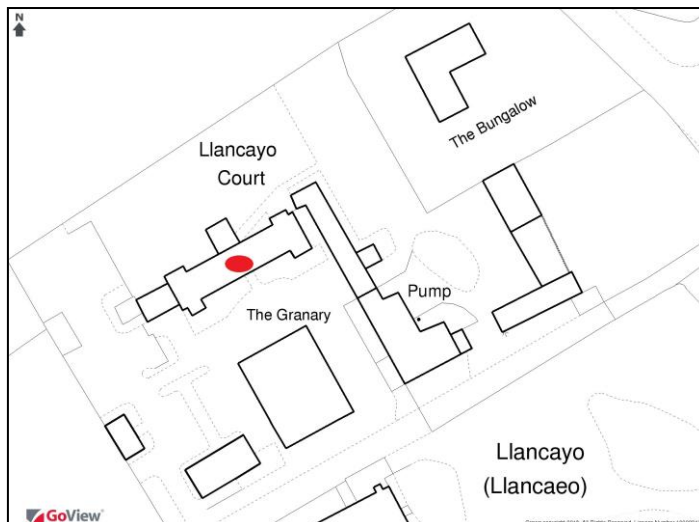
PLANNING

We understand that the property benefits from planning consent for office use. However, we recommend that interested parties make their own enquiries to the local authority.

RATING ASSESSMENT

Further information available upon enquiry.

*Some occupiers may qualify for 'small business relief' which will provide a discount on this figure. Interested parties should contact the business rates department at Monmouthshire Council for more information.



Plans are provided for identification purposes only and are not to be relied upon for any other purpose.

EPC

An Energy Performance Certificate has been requested and will be available shortly.

TENURE

The property is available by way of a new lease, direct with the landlord at a rent of £12,000 per annum, exclusive.

VIEWING

Should you require further information or wish to arrange a viewing, please contact:-

CLAIRE BIGNELL
07548 558793
Claire@m4pc.co.uk



01633 740 740
m4pc.co.uk

Beechwood House, Christchurch Road, Newport, NP19 8AJ

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