



LLANCAYO FARM ESTATE, LLANCAYO, USK, NP15 1HY

Ground Floor Office Accommodation to Let

Free, Unallocated Parking Available

Beautiful Rural Location with Good Connections

Rents inc Electric, Heating, Service Charge, Building Insurance

165 sq ft (15.38 sq m)

Quoting £400 pcm, exclusive



LOCATION

Usk is an 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 comprises a collection of former agricultural buildings which have tastefully been converted to provide office accommodation, within a tranquil, scenic location.

DESCRIPTION

Room 2 benefits from carpeted floors, plastered & painted walls, interior cupboard and gas central heating.

The building has shared WC facilities and kitchen within the common areas. There is ample unallocated parking to the front of the building.

ACCOMMODATION

Office 2 15.38 sq m (165 sq ft)

PLANNING

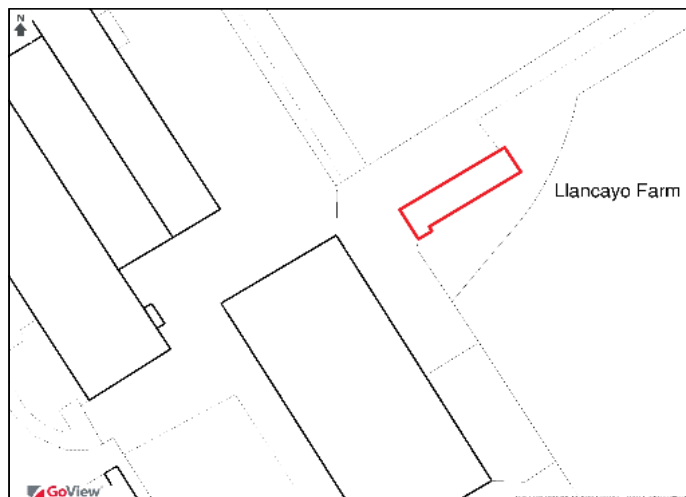
We understand that the property benefits from planning consent for office use. However, we recommend that interested parties make their own enquiries to the local authority.

LOCAL AUTHORITY

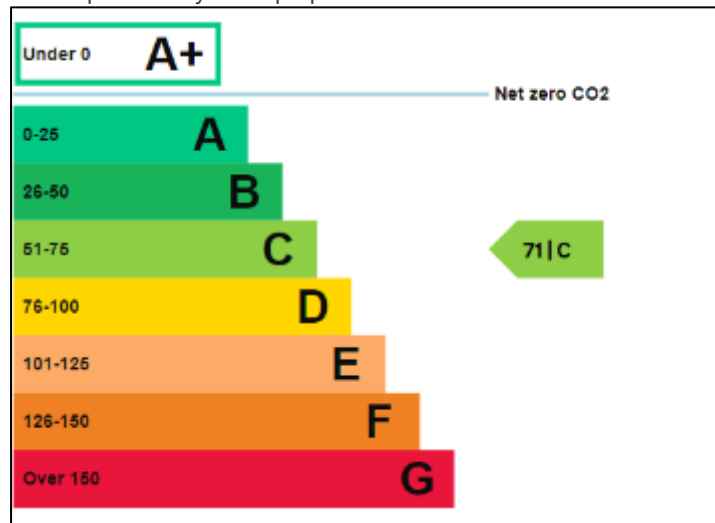
Monmouthshire Council:
Tel: 01633 644 644

RATING ASSESSMENT

Tenants will be responsible for their own business rates. The rateable value is below £6,000 and so most occupiers will qualify for "small business relief. 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.



TENURE

The office suite is available to let by way of a new lease direct with the landlord at a rent of £400 pcm, exclusive per room. Rents include electric, heating, service charge and buildings insurance.

VIEWING

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

CLAIRE BIGNELL
01633 740 740
claire@m4pc.co.uk



01633 740 740

m4pc.co.uk

11 Park Square, Newport NP20 4EL

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