



THE GRANARY, LLANCAYO COURT, USK, NP15 1HY

Characterful Offices to Let

Beautiful Rural Location with Good Connections

Available in Part or as a Whole

Plentiful Parking Available Onsite

C. 64.94 sq m (699 sq ft) to 200.11 sq m (2,154 sq ft)

Quoting Rent £15 Per sq ft, 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 The Granary. The building provides characterful office accommodation over 4 floors which could be offered as a single building or split to provide smaller accommodation.

The accommodation benefits from carpeted floors, CAT II lighting, wall mounted power & data sockets and heating. Each floor is split into numerous rooms with many having features such as exposed wooden beams.

There are numerous kitchens and WC's within the building, which would form part of the common areas if split.

There is a plentiful parking around the building.

ACCOMMODATION

Lower Ground Floor	66.61sq m	(717 sq ft)
Ground Floor	68.56 sq m	(738 sq ft)
First Floor	64.94 sq m	(699 sq ft)
Second Floor	Storage only – restricted height	
TOTAL	200.11 sq m	(2,154 sq ft)

LOCAL AUTHORITY

Monmouthshire Council:
Tel: 01633 644 644

PLANNING

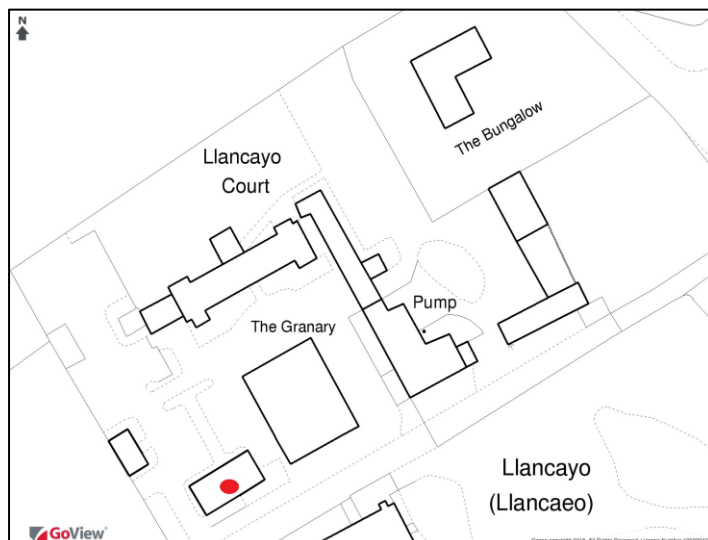
We understand that the property benefits from planning consent for office use. However, we recommend that interested parties make their own enquiries to the local authority.

RATING ASSESSMENT

RATEABLE VALUE:	£21,000
RATES PAYABLE:	£11,928

The above is for the whole building. If split, potential occupiers may benefit from a discount under 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.

EPC

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

TENURE

The property is available by way of a new lease, direct with the landlord at a rent of £15 per sq ft, 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



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