



## OAKLAND HOUSE, LLANCAYO FARM ESTATE, USK, NP15 1HY

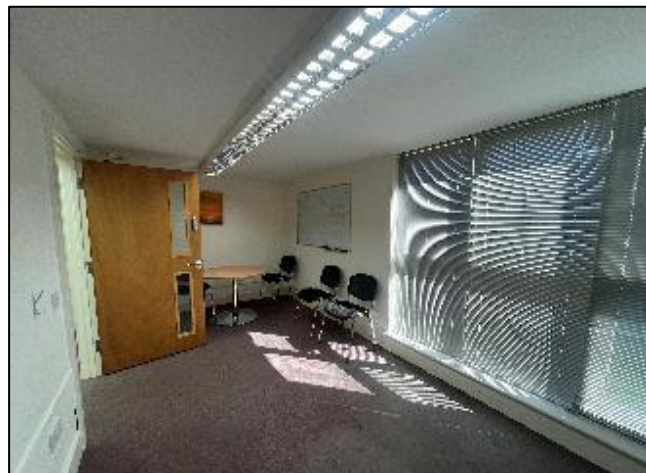
Two Storey Offices to Let

Beautiful Rural Location with Good Connections

Available in Part or as a Whole

Individual rooms available from 12.66 sq m (136 sq ft)  
or the whole building 135.56 sq m (1,459 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

Oakland House provides characterful office accommodation. This could be offered as a whole or split between floors or split between a combination of rooms. The first floor consists of two separate rooms. The ground floor is split into two distinct areas one split into three rooms and the other split into four rooms.

The accommodation benefits from carpeted floors, strip lighting, wall mounted power & data sockets and heating. Some of the rooms have features of exposed wooden beams. The first floor rooms have restricted height due to low exposed wooden beams.

There are separate kitchen and WC facilities to each of the floors. These could be shared depending on if the accommodation was split.

There is a plentiful parking around the building.

## ACCOMMODATION

|              |                    |                      |
|--------------|--------------------|----------------------|
| Ground Floor | 94.56 sq m         | (1,018 sq ft)        |
| First Floor  | 41 sq m            | (441 sq ft)          |
| <b>TOTAL</b> | <b>135.56 sq m</b> | <b>(1,459 sq ft)</b> |

## LOCAL AUTHORITY

Monmouthshire Council:  
Tel: 01633 644 644

## PLANNING

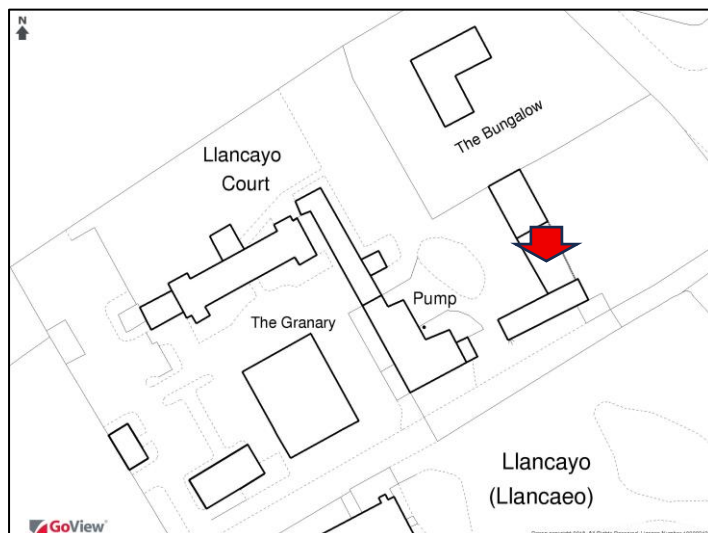
We understand that the property benefits from planning consent for office use. However, we recommend that interested parties make their own enquiries to the local authority.

## RATING ASSESSMENT

|                 |        |
|-----------------|--------|
| RATEABLE VALUE: | £9,000 |
| RATES PAYABLE:  | £5,112 |

The above is for the whole building and would need to be reassessed if the accommodation was split. Potential occupiers may benefit from a discount or full exemption 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

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claire@m4pc.co.uk



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11 Park Square, Newport NP20 4EL

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