



THE STABLES 25 – 26 GOLD TOPS, NEWPORT, NP20 4PG

Office Accommodation to Let

Premier Office Location

Prominent Historic Building with Off Street Parking

Walking Distance to Newport Railway Station

319 sq ft (29.64 sq m)

Quoting £532 pcm exclusive plus VAT



LOCATION

The City of Newport is located in a prime strategic location close to the border of England and Wales. It benefits from excellent access to the M4 motorway and wider motorway network and provides regular train services to London Paddington. The City has an immediate population of approximately 137,000.

The property is located on Gold Tops, which is Newport's Premier Office Location, home to some residential occupiers and a number of offices. Neighboring occupiers include solicitors, accountants and other professionals. Within the property there is a photography business on the ground floor. Newport City Centre and the railway station are within walking distance.

DESCRIPTION

The property provides two floors of office space. The available office is on the first floor.

The office benefits from strip lighting, heating and wood flooring.

Male and female WCs and kitchen facilities are available on the ground floor. There is a bookable board room available in the adjacent building.

ACCOMMODATION

Office 2 319 sq ft (29.64 sq m)

There is car parking available at the front of the property.

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

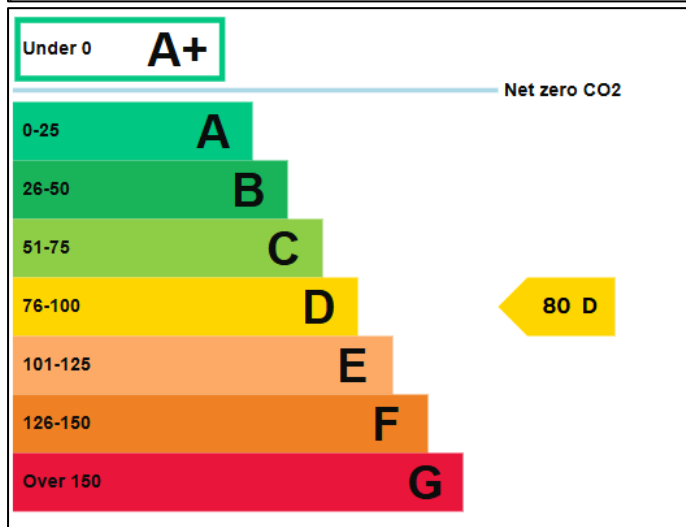
Newport City Council:

Tel: 01633 656656

RATING ASSESSMENT

The rates would need to be re assessed to be split between the offices on the first floor.

*Some occupiers may qualify for "small business rates relief" which will provide a discount on this figure. Interested parties should contact the Business Rates Department at Newport City 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 £532 pcm plus VAT inclusive of lighting, heating and cleaning of common parts but excludes business rates, building insurance and telephone/broadband.

VIEWING

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

CLAIRE BIGNELL

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