



2 GRAFTON LANE, NEWPORT, NP19 0AT

First Floor Office Accommodation to Let

Walking Distance to Newport Train Station

Highly Decorated Offices

Off Street Parking Available

492 sq Ft (45.73 sq m)

Quoting £9,000 pa 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 Grafton Lane, adjacent to Corporation Road, the main arterial road into Newport City Centre. Nearby occupiers are predominantly residential with a mixture of retail and office accommodation nearby including Chinese restaurant, florist, accountants and mortgage advisors.

DESCRIPTION

The property is a two floor terraced building, partly occupied.

The available space is on the first floor with a separate meeting room and kitchen. Shared WC facilities are available on the ground floor. The offices are decorated to a high standard, partly carpeted and laminated flooring, with lighting, window blinds, and wall sockets. The offices have the benefit of an alarm and CCTV.

There are unallocated parking spaces to the front and on street parking nearby.

ACCOMMODATION

Total: 45.73 sq m (492 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.

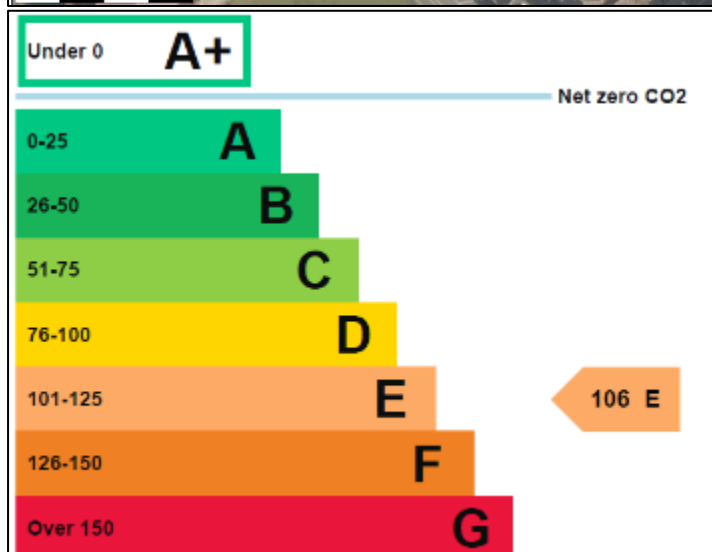
LOCAL AUTHORITY

Newport City Council:

Tel: 01633 656656

RATING ASSESSMENT

Rates are to be included within the rent.



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

TENURE

The retail accommodation is available to let by way of a new lease direct with the landlord at a rent of £9,000 pa plus VAT. The rent is inclusive of business rates, building insurance and utilities.

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

11 Park Square, Newport NP20 4EL

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M793 Ravensworth 01670 713330