



IMPERIAL

COMMERCIAL LETTINGS

Unit 5, Kings Chambers, 8 High Street, Newport, NP20 1FQ

Guide Price, Subject to Lease Covenant 38,850 -

58,275 per annum

3,886 sq ft / 361.0 m²

Property type	Offices
Availability	Available now
Rent	Guide Price, Subject to Lease Covenant 38,850 - 58,275 per annum
Floor area	3,886 sq ft / 361.0 m2
Lease terms	New lease
Service charge	Service charge payable - details to be confirmed. Fibre internet is included within the service charge.
Use class	Class E
VAT	To be confirmed
EPC	Commissioned
Parking	Parking by arrangement
Reference	prop-388

Accommodation

Area	Sq ft	m2
First-Floor Office Suite	3885	361

Property overview

Large first-floor city-centre office extending to approximately 1,421 sq ft, with open-plan workspace, three private rooms, lift access and fibre internet provision.

Key features

- Laminated Flooring
- Prime Location
- Spacious Double Bedroom

Location

Kings Chambers is prominently situated on High Street in the heart of Newport city centre.

The property is conveniently located for Newport railway station, Newport Market, Friars Walk Shopping Centre and the city's main commercial and leisure amenities. The central location provides straightforward access for staff, clients and visitors travelling by rail, bus or road.

A range of cafés, restaurants, shops and public car parks are available within the surrounding area.

Lease terms

The premises are available by way of a new 10-year full repairing and insuring lease.

A rent deposit equivalent to three months' rent will be required.

The rent is exclusive of business rates, service charge, utilities, insurance and VAT where applicable.

Business rates

The current rateable value is being confirmed.

The occupier will be responsible for all business rates payable in respect of the premises. Interested parties should make their own enquiries with Newport City Council and the Valuation Office Agency regarding the assessment and the availability of any relief.

Service charge

A service charge is payable for the maintenance, management and operation of the building's communal areas and shared services.

Fibre internet provision is included within the service charge.

The current service-charge budget and payment arrangements are to be confirmed.

VAT

All figures are quoted exclusive of VAT, which may be payable.

Legal costs

Each party will be responsible for its own legal and professional costs incurred in the transaction.

Viewing arrangements

Strictly by prior appointment through Imperial Commercial Lettings.

Telephone: 02922 520108

Website: rentthisspace.co.uk