

IMPERIAL

COMMERCIAL LETTINGS

Unit 3, Kings Chambers, 8 High Street, Newport, NP20 1FQ

OIRO - Subject to Lease 24,650 - 36,950 per annum

2,465 sq ft / 229.0 m2

Property type	Offices
Availability	Available immediately
Rent	OIRO - Subject to Lease 24,650 - 36,950 per annum
Floor area	2,465 sq ft / 229.0 m2
Lease terms	New lease
Service charge	Service charge payable - amount to be confirmed.
Use class	Class E
VAT	No VAT
EPC	Commissioned
Parking	Nearby public parking
Reference	prop-383

Accommodation

Area	Sq ft	m2
Ground Floor	1905	177
First Floor	560	52
Total	2465	229

Property overview

Unit 3 forms part of Kings Chambers, a prominent mixed-use building occupying a central position on High Street in Newport city centre.

The premises provide approximately 229 m2 (2,465 sq ft) of flexible accommodation arranged over the ground and first floors, with a dedicated secure commercial entrance directly from High Street.

Formerly occupied by the British Red Cross, the property retains an excellent office specification including suspended ceilings, LED lighting, Cat 6 data cabling, perimeter trunking, kitchen facilities, accessible WC accommodation and a dedicated server room.

The accommodation offers a combination of open-plan workspace, private offices and meeting rooms, making it suitable for a wide variety of occupiers including professional services, education, training, healthcare, consulting and administrative businesses, subject to any necessary consents.

The property is available immediately on a new lease

Key features

- Approximately 229 m2 (2,465 sq ft)
- Available immediately
- Prominent High Street location
- Ground & first floor accommodation
- Dedicated commercial entrance
- Flexible office layout
- Meeting rooms
- Reception area
- Kitchen facilities
- Accessible WC
- Dedicated server room
- Suspended ceilings
- Existing fitted office specification
- Close to Newport Railway Station
- Walking distance to Newport Market
- Walking distance to Friars Walk

Location

Kings Chambers occupies a prominent position on High Street in the heart of Newport city centre.

The property is within a short walk of Newport Railway Station, Newport Bus Station, Newport Market and Friars Walk Shopping Centre.

A wide range of cafés, restaurants, banks, retail outlets and professional businesses are located nearby, making the property an excellent base for customer-facing businesses and professional occupiers.

The building also benefits from convenient access to the A4042 and Junctions 25 & 26 of the M4 motorway.

Lease terms

The premises are available by way of a new Full Repairing and Insuring (FRI) lease on flexible terms from 5 to 25 years, with lease length, break options and rent review provisions available by negotiation.

A rent deposit equivalent to three months' rent may be required, subject to covenant strength.

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

Business rates

The current Rateable Value is to be confirmed.

Interested parties should make their own enquiries with the Valuation Office Agency and Newport City Council regarding the current assessment and the availability of any Small Business Rates Relief or other relief that may apply.

Service charge

A service charge will be payable towards the maintenance, management and operation of Kings Chambers, including the communal areas and shared building services.

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

VAT

The property is not elected for VAT.

No VAT is payable on the rent.

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