



IMPERIAL

COMMERCIAL LETTINGS

Unit 1a, Kings Chambers, 8 High Street

OIRO 20,043 per annum

1,432 sq ft / 133.0 m2

<https://www.rentthisspace.co.uk/>

02922520108

Property type	Offices
Availability	Available now
Rent	OIRO 20,043 per annum
Floor area	1,432 sq ft / 133.0 m2
Lease terms	New lease
Service charge	Service charge payable - amount to be confirmed.
VAT	No VAT
EPC	Commissioned
Parking	Nearby public parking
Reference	prop-381

Accommodation

Area	Sq ft	m2
Ground Floor	1432	133

Property overview

Unit 1a provides approximately 1,432 sq ft (133 m2) of well-presented, fitted office accommodation within Kings Chambers on High Street in the heart of Newport city centre.

Unlike a shell unit requiring an occupier fit-out, Unit 1a is already configured as a practical modern workplace and is suitable for a business looking to relocate with minimal initial works.

The accommodation is centred around a generous open-plan office providing ample space for multiple workstations and collaborative working. A substantial separate room is currently arranged as a boardroom/training room and is complemented by two additional private offices, allowing a useful balance of open-plan and enclosed workspace.

The existing fit-out incorporates light wood-effect flooring, white walls, feature exposed brickwork, contrasting structural columns and contemporary lighting. Windows throughout the accommodation provide natural light, creating a bright and professional working environment.

Unit 1a is accessed via the main High Street entrance to Kings Chambers, with communal circulation also serving other occupiers within the building. A shared fitted kitchen and WC facility is provided for Units 1a, 1b and 1c.

Existing utility services are provided to Unit 1a and fibre internet connectivity is available.

The accommodation would be particularly suitable for professional services, recruitment, consultancy, administrative, training, creative and other office-based businesses seeking flexible city-centre accommodation.

Key features

- 1,432 sq ft / 133 m2 fitted office suite
- Available now
- OIRO 20,042.57 per annum / 14 psf
- Large open-plan workspace
- Substantial boardroom / training room
- Two additional private offices
- Ready-to-occupy office accommodation
- Shared fitted kitchen and WC facilities
- Fibre internet connectivity available
- Newport city centre location
- Short walk from Newport Railway Station
- Flexible 5-25 year FRI lease
- No VAT payable on the rent
- Parking/loading arrangements available by negotiation

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

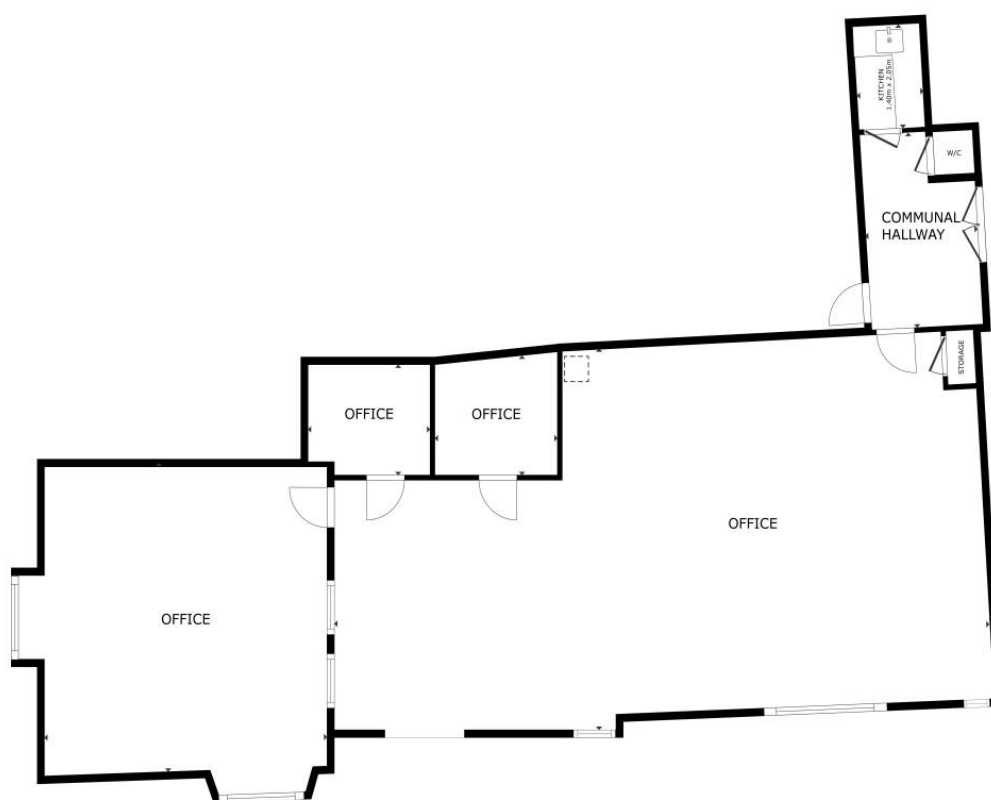
Each party will be responsible for its own legal and professional costs incurred in the transaction.

Viewing arrangements

Strictly by prior appointment through Imperial Commercial Lettings.

Telephone: 02922 520108

Website: rentthisspace.co.uk



FLOOR PLAN

The floor plans and site plans contained within these particulars are provided for guidance and identification purposes only. They are not to scale and all dimensions, floor areas, boundaries, access arrangements and the extent of the demise shown are approximate. They should not be relied upon as statements of fact or used for contractual purposes. Interested parties should undertake their own inspection and satisfy themselves as to the accuracy of all measurements and the suitability of the property before entering into any transaction.

Unit 1a Floor Plan-01