



IMPERIAL

COMMERCIAL LETTINGS

Unit 2, Kings Chambers, 8 High Street, Newport, NP20 1FQ

OIRO 21,313 per annum

1,776 sq ft / 165.0 m2

Property type	Offices
Availability	Available now
Rent	OIRO 21,313 per annum
Floor area	1,776 sq ft / 165.0 m2
Lease terms	New lease
Service charge	Service charge payable - amount to be confirmed.
Use class	Not confirmed
VAT	No VAT
EPC	Commissioned
Parking	Parking by arrangement
Reference	prop-384

Accommodation

Area	Sq ft	m2
Ground Floor	1776	165

Property overview

Unit 2 provides approximately 1,776 sq ft (165 m2) of fitted and immediately usable office accommodation within Kings Chambers on High Street in the heart of Newport city centre.

The accommodation provides a flexible combination of larger workspace and individual cellular offices, making it particularly suitable for occupiers requiring a mixture of team working areas, private offices, meeting rooms and ancillary storage.

Internally, the offices are finished with carpeted floors, suspended ceilings and fitted lighting, with heating already installed throughout the principal accommodation. A number of rooms also benefit from substantial built-in storage, allowing the space to be occupied without the level of initial fit-out associated with shell accommodation.

The suite benefits from its own fitted kitchen, together with private WC facilities including an accessible WC. Dedicated utility provision is already in place and fibre internet connectivity is available.

Unit 2 is accessed through the main High Street entrance to Kings Chambers, with the communal entrance and circulation also serving Units 1 and 5.

The existing configuration would suit a wide range of professional, administrative, consultancy, training and other office-based businesses seeking substantial city-centre accommodation with a practical existing fit-out.

The accommodation is available now.

Key features

- 1,776 sq ft / 165 m2 fitted office accommodation; available now; flexible mix of open-plan and private offices; heating installed; private fitted kitchen; private WC facilities including accessible WC; extensive built-in and ancillary storage; fibre internet connectivity available; parking/loading 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

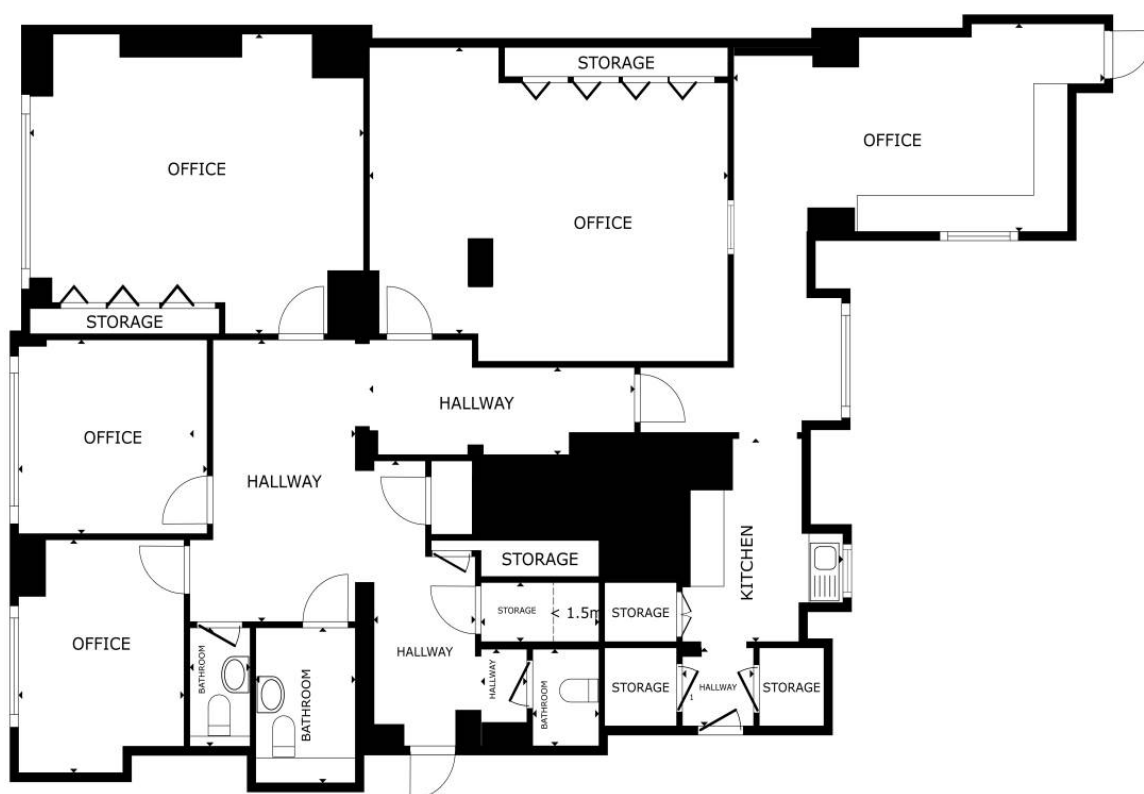
Each party will be responsible for its own legal and professional costs incurred in the transaction.

Viewing arrangements

Strictly by prior appointment through Imperial Commercial Lettings.

Telephone: 02922 520108

Website: rentthisspace.co.uk



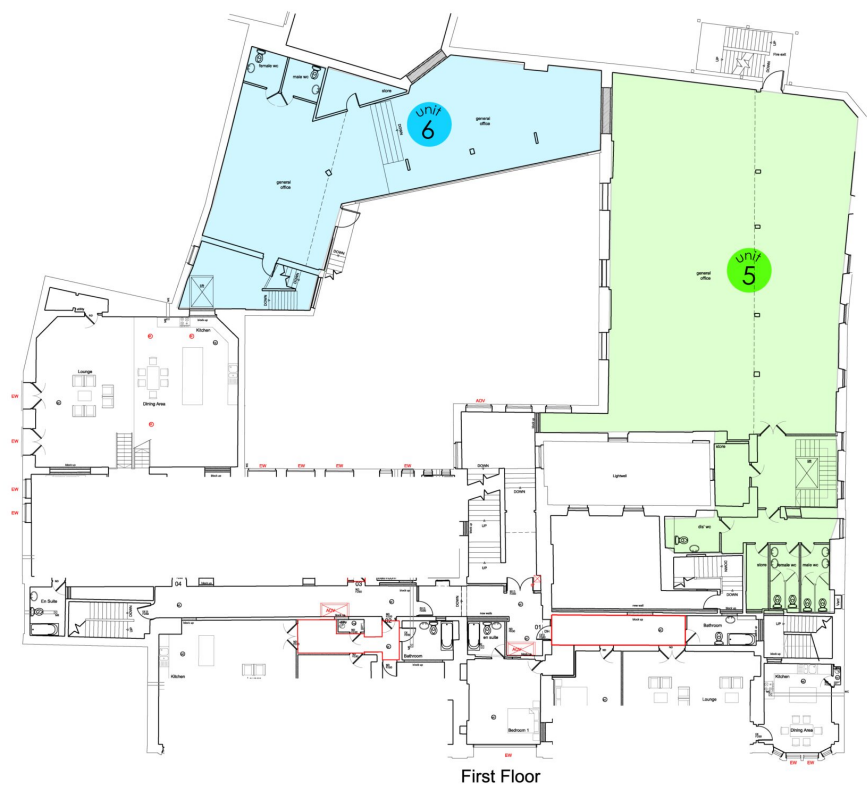
GROUND FLOOR

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 2 Floor Plans



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Unit	M2	Sqft
1	289	3111
1a	133	1432
1b	58	624
1c	45	484
2	165	1776
3	109	1173
4	289	3111
4a	119	1281
4b	89	958
4c	70	753
5	365	3929
6	202	2174

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Site Plan Kings Chambers, 8 High Street
First Floor

Full Scale Site Plan-05