



IMPERIAL

COMMERCIAL LETTINGS

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

OIRO 43,200 per annum

3,929 sq ft / 365.0 m2

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

02922520108

Property type	Offices
Availability	Available now
Rent	OIRO 43,200 per annum
Floor area	3,929 sq ft / 365.0 m2
Lease terms	New lease
Service charge	Service charge payable - amount to be confirmed.
VAT	No VAT
EPC	Commissioned
Parking	Parking by arrangement
Reference	prop-393

Accommodation

Area	Sq ft	m2
First-Floor Office	3929	365

Property overview

Unit 5 provides approximately 3,929 sq ft (365 m2) of substantial fitted office accommodation on the first floor of Kings Chambers, High Street, in the heart of Newport city centre.

The accommodation is already configured as a practical workplace and provides a generous combination of large open-plan working areas together with additional meeting, training and ancillary accommodation.

The principal office areas are bright and spacious, with high ceilings, large windows and a flexible layout capable of accommodating substantial workstation arrangements. The existing specification includes fitted lighting, carpeting and heating, allowing an incoming occupier to take advantage of an established office environment without the level of initial fit-out associated with shell accommodation.

Unit 5 benefits from its own fitted kitchen, together with private WC facilities and a shower room. Existing utility provision is in place and fibre connectivity is available.

The suite is accessed through the main High Street entrance to Kings Chambers and associated communal circulation.

The accommodation would suit a broad range of professional, administrative, consultancy, training and other office-based organisations seeking a substantial and flexible city-centre headquarters or regional office.

Unit 5 is available now.

Furniture and equipment shown within the marketing photographs are not necessarily included in the letting and should be confirmed as part of any agreement.

Key features

- 3,929 sq ft / 365 m2 first-floor office accommodation
- Available now
- OIRO 43,217.46 per annum
- 3,601.46 per calendar month
- Approximately 11.00 per sq ft per annum
- Substantial fitted office accommodation
- Large open-plan working areas
- Flexible office layout
- Meeting and training accommodation
- Heating installed
- Private fitted kitchen
- Private WC facilities
- Private shower room
- Existing utility provision
- Fibre internet connectivity available
- Main High Street entrance
- Newport city-centre location
- Short walk from Newport Railway Station
- Flexible 5-25 year FRI lease
- No VAT payable on the rent
- 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

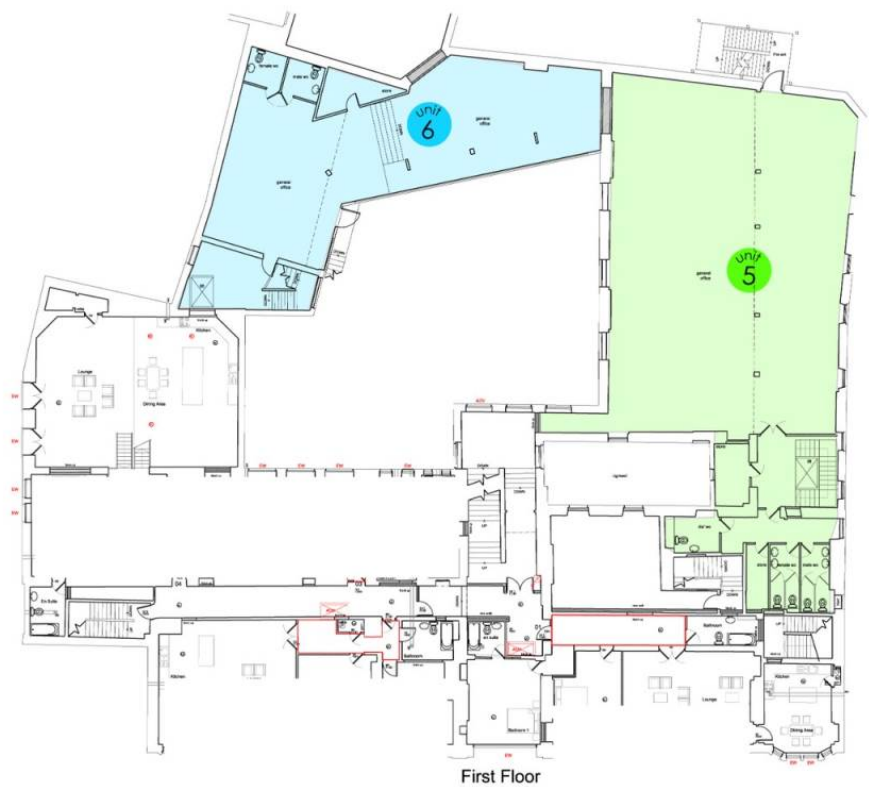
Each party will be responsible for its own legal and professional costs incurred in the transaction.

Viewing arrangements

Strictly by prior appointment through Imperial Commercial Lettings.

Telephone: 02922 520108

Website: rentthisspace.co.uk

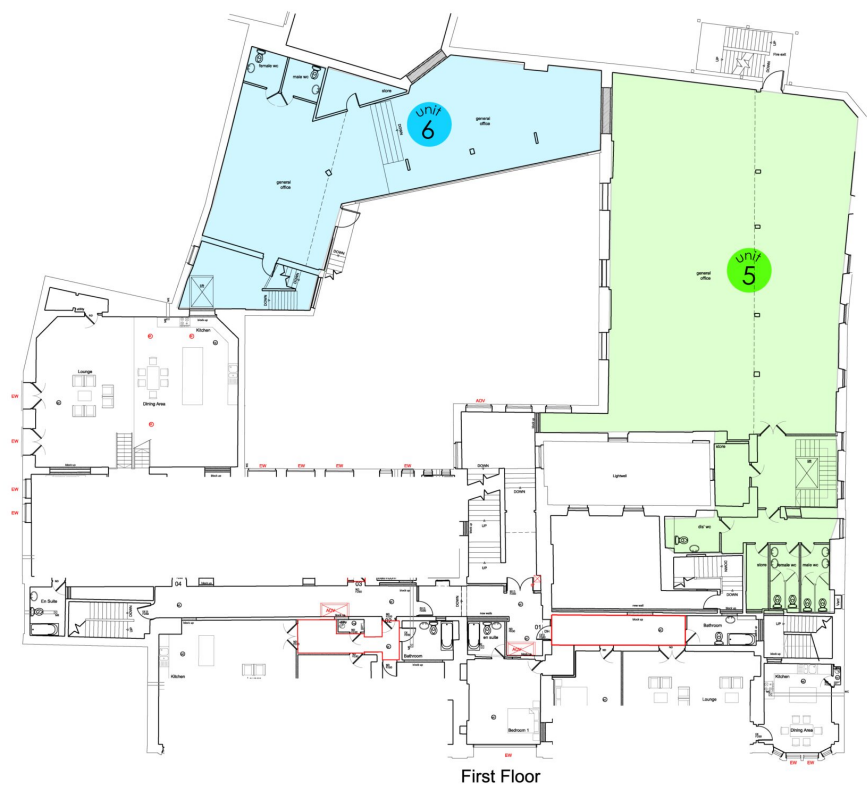


Unit	M2	Sqft
1	289	3111
1a	133	1432
1b	58	624
1c	45	484
2	165	1776
3	109	1173
4	289	3111
4a	119	1281
4b	89	958
4c	70	753
5	365	3929
6	202	2174

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.



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Site Plan Kings Chambers, 8 High Street
First Floor

Full Scale Site Plan-05