



IMPERIAL

COMMERCIAL LETTINGS

Unit 6, Kings Chambers, 8 High Street, Newport, NP20 1FQ

OIRO 21,750 - 2,175 per annum

2,174 sq ft / 202.0 m2

Property type	Mixed Use, Offices, Other Commercial, Retail
Availability	Available now
Rent	OIRO 21,750 - 2,175 per annum
Floor area	2,174 sq ft / 202.0 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-394

Accommodation

Area	Sq ft	m2
First-Floor	2174	202

Property overview

Unit 6 provides approximately 2,174 sq ft (202 m2) of first-floor commercial accommodation within Kings Chambers on High Street in the heart of Newport city centre.

The property is currently presented in shell condition, providing an incoming occupier with the opportunity to design and complete a fit-out tailored to their own operational requirements.

The accommodation comprises a substantial and flexible first-floor space with a combination of larger open areas and partially formed internal sections. Exposed structural and partition framing, generous floor areas and good natural light provide considerable scope to create a modern office, studio, training or other commercial workspace.

A significant benefit of Unit 6 is its own dedicated entrance at ground-floor level, providing independent access to the first-floor accommodation rather than relying on the principal shared entrance serving other occupiers within Kings Chambers.

The floor plan also shows male and female WC accommodation within the Unit 6 demise together with ancillary/storage areas. Prospective occupiers should satisfy themselves as to the current condition and suitability of these facilities as part of their inspection.

Utility services can be installed or adapted to suit the final occupier configuration, and fibre connectivity is available within Kings Chambers.

The shell condition gives an occupier flexibility over the final specification, layout, finishes and services, subject to landlord approval and any statutory consents required.

The accommodation would particularly suit professional offices, creative businesses, consultancy, administration, training and other office-based occupiers seeking substantial self-contained city-centre space.

Unit 6 is available now

Key features

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- The shell condition gives an occupier flexibility over the final specification, layout, finishes and services, subject to landlord approval and any statutory consents required.
- The accommodation would particularly suit professional offices, creative businesses, consultancy, administration, training and other office-based occupiers seeking substantial self-contained city-centre space.
- Unit 6 is available now

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

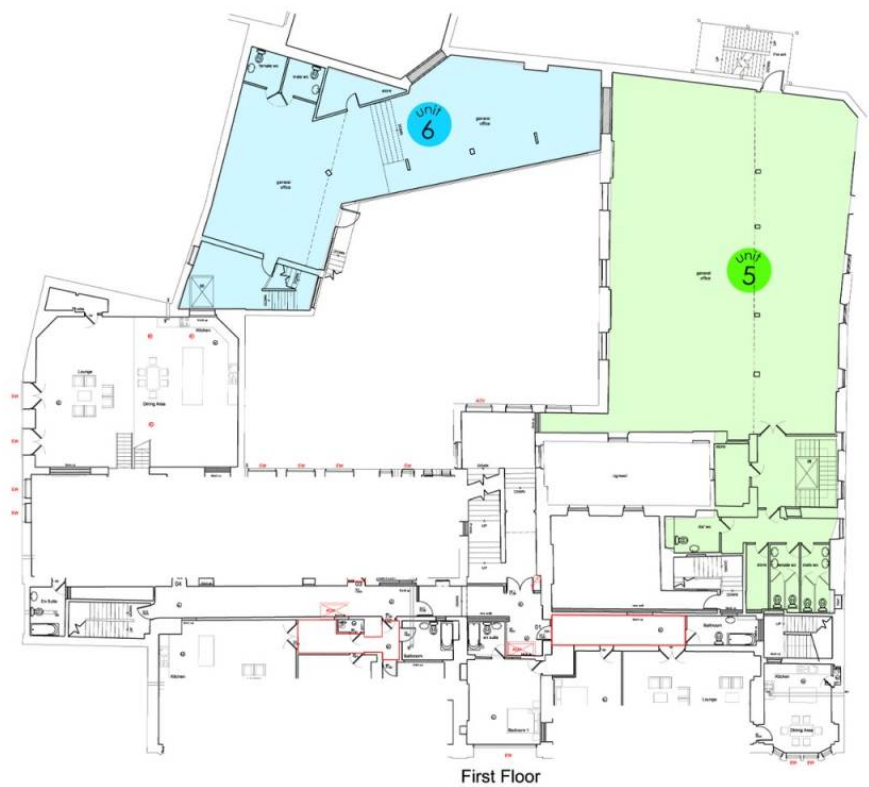
Each party will be responsible for its own legal and professional costs incurred in the transaction.

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

unit6-first-floor-site-plan



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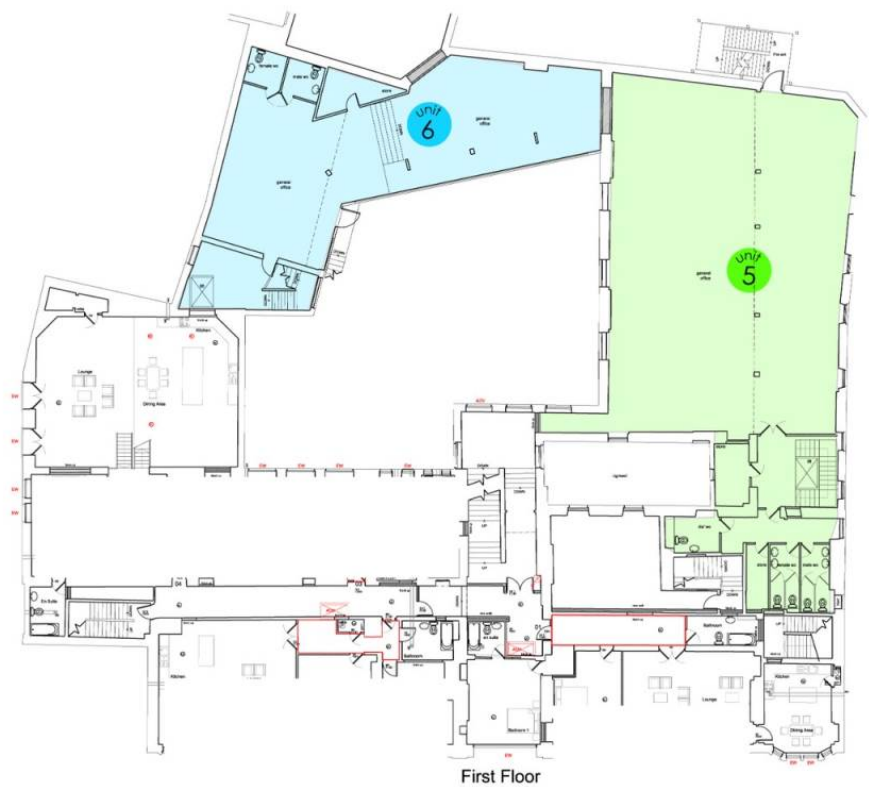
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Site Plan Kings Chambers, 8 High Street

Ground Floor

unit6-ground-floor-site-plan



Unit	M2	Sqft
1	289	3111
1a	133	1432
1b	58	624
1c	45	484
2	165	1776
3	109	1173
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