



22 CHEPSTOW ROAD, NEWPORT, NP19 8EA

Three Storey Office Building to Let

Located Close to City Centre on Busy Arterial Route

Parking for 3 Vehicles at Front of Property

Garden to the Rear of the Property

Approximately 3,074 sq ft (285.55 sq m)

Quoting £20,000 per annum, exclusive

LOCATION

The City of Newport is located in a prime strategic location close to the border of England and Wales. It benefits from excellent access to the M4 motorway and wider motorway network and provides regular train services to London Paddington. The City has an immediate population of approximately 137,000.

The property is located on Chepstow Road, a busy arterial route leading into the city centre, approximately ½ mile away. Access to the motorway network is provided at junctions 24, 25 and 26, all within easy reach of the property.

The surrounding area comprises largely of office and residential occupiers.

DESCRIPTION

The property is a semi-detached building providing office accommodation over 3 floors.

The accommodation provides a mixture of open plan and cellular offices. These benefit from a varying specification throughout that includes, carpeted floors, painted and plastered / wall papered walls, wall mounted power and data sockets, security alarm, gas central heating, mixed lighting and large windows providing good natural light. The property provides male and female WC's and kitchen facilities.

Externally the property offers 3 car parking spaces to the front and a rear garden.

ACCOMMODATION

Ground floor:	1,393 sq ft (129.42 sq m)
1st floor:	1,222 sq ft (113.47sq m)
2nd floor:	459 sq ft (42.66 sq m)
Total:	3,074 sq ft (285.55 sq m)

PLANNING

We understand that the property benefits from planning consent for office use. However, we recommend that interested parties make their own enquiries to the local authority.

LOCAL AUTHORITY

Newport City Council:
Tel: 01633 656656

RATING ASSESSMENT

RATEABLE VALUE:	£17,750
RATES PAYABLE: (2017/18)	£9,124

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

116 This is how energy efficient the building is.



Plans are provided for identification purposes only and are not to be relied upon for any other purpose.

TENURE

The property is available by way of a new lease direct with the landlord at a rent of £20,000 per annum, exclusive.

VIEWING

Should you require further information or wish to arrange a viewing, please contact:-

DAN SMITH
01633 740 740
dan@m4pc.co.uk

KELLY BINNIE
01633 740 740
kelly@m4pc.co.uk



01633 740 740
m4pc.co.uk

Beechwood House, Christchurch Road, Newport NP19 8AJ

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M793 Ravensworth 01670 713330