



149-151 COMMERCIAL ST, NEWPORT NP20 1TS

Two-Storey Office Accommodation

Located Close to City Centre Amenities

Off Street Parking Provided

Good Natural Light

Approximately 2,056 sq ft – 4,488 sq ft

Rent on Application



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 Commercial Street, in the City Centre. Transport links are very good with junctions 25, 25a and 26 of the M4 motorway within approximately 2 miles and Newport train station within walking distance.

The surrounding area comprises largely of retail, office and leisure occupiers. The offices are also in close proximity to the Royal Gwent Hospital and Newport Police Station.

DESCRIPTION

The property provides second and third floor office accommodation with a private entrance on ground floor to Commercial Street and stairs leading up to the offices. The space is largely open plan. There is also a large store room. Lavatory facilities and a kitchen are provided within the demise.

The accommodation benefits from both gas and electric heating, a mixture of strip and spot lighting, carpeting and a combination of floor sockets and wall mounted power and data sockets. The offices benefit from good natural light and are suitable for immediate occupation.

Access is provided to the rear car park, providing private car parking for 5 cars with vehicle access from Kingsway.

ACCOMMODATION

Second Floor Offices	191.04 sq m (2,056 sq ft)
Third Floor Offices	225.98 sq m (2,432 sq ft)
TOTAL	417.02 sq m (4,488 sq ft)

PLANNING

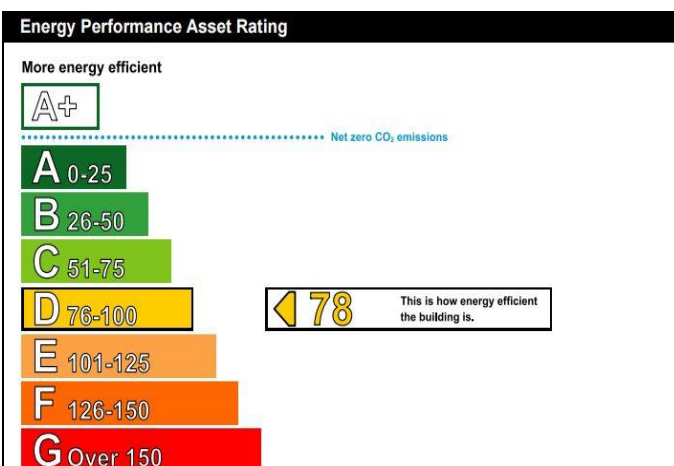
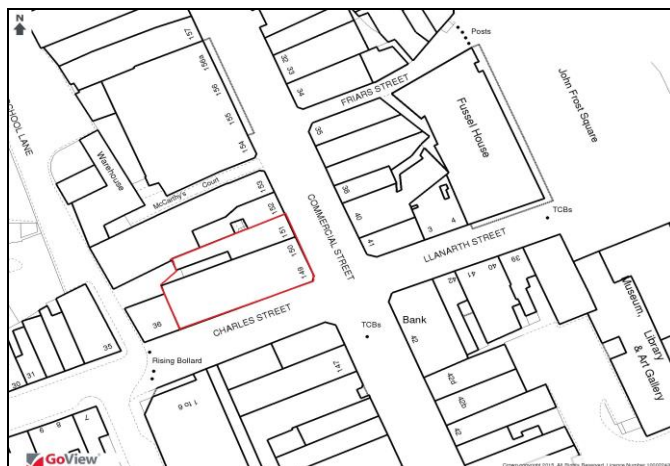
We understand that the property benefits from planning consent for office use. However, we recommend that interested parties make their own enquiries to the local authority.

LOCAL AUTHORITY

Newport City Council:
Tel: 01633 656656

RATING ASSESSMENT

RATEABLE VALUE:	£56,000
RATES PAYABLE: (2018/19)	£ 28,784



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

TENURE

The accommodation is available by way of a new full repairing and insuring lease. Rent is available on application.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

VIEWING

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

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