



11 CHARLES STREET, NEWPORT, NP20 1JU

Two Storey Office Accommodation

City Centre Location- Close to Friars Walk

Flexible Lease Terms

Numerous Car Parks Nearby

Approximately 95.74 sq m (1,030 sq ft)

Quoting Rent £8,500 pa exclusive



LOCATION

The City is located in a prime strategic location standing at the gateway between England and Wales. It benefits from excellent access to the M4 and wider motorway network. The City has an immediate population of approximately 137,000. Newport is currently undergoing major changes; this is yielding a much improved environment for people to live, work and visit.

The property is on Charles Street located just off of Commercial Street. The new Friars Walk development is in close proximity providing in excess of 390,000 sq ft of retail and leisure space, home to many national retailers including Debenhams, Cineworld and Next.

Surrounding occupiers are a mixture of office, retail and leisure uses with occupiers including The Secret Garden Café, The Job Centre, The Camera Centre and many more. All the amenities of the city centre are available within walking distance.

DESCRIPTION

The subject accommodation comprises the first and second floor office space with its own dedicated entrance off Charles Street to the front.

To the first floor is a large open plan office to the front with a smaller office off to the side and male and female WC's and a fitted kitchen to the rear. To the second floor is a main office with 2 smaller offices off to the side and a useful landing/ lobby area.

The accommodation benefits from perimeter trunking, CAT II lighting, fire and security alarm systems and electric wall mounted heaters.

ACCOMMODATION

First Floor Offices	50.66sq m (545 sq ft)
Second Floor Offices	45.08 sq m (485 sq ft)
TOTAL	95.74 sq m (1,030 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.

RATING ASSESSMENT

RATEABLE VALUE:	£7,000
RATES PAYABLE (2018/19):	£3,598*

* Some occupiers may qualify for 'small business relief' which will provide a discount on this figure. Interested parties should contact the business rates department at Newport City Council for more information.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

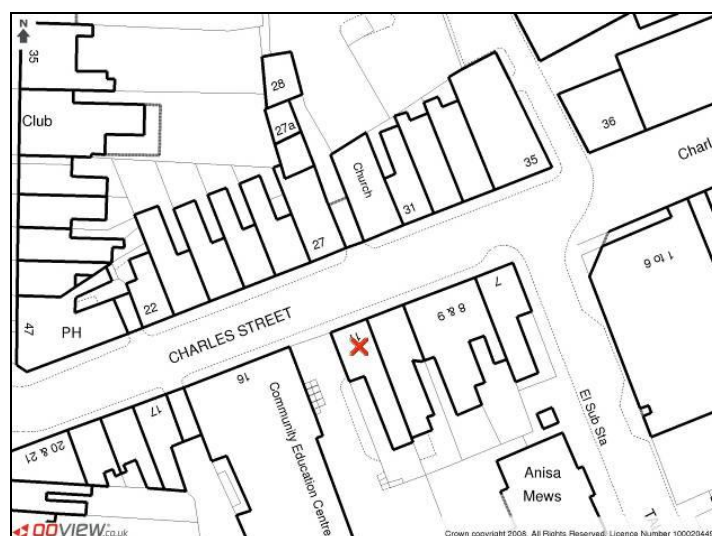
F 126-150

G Over 150

Less energy efficient

99

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 on flexible terms. The quoting rent is £8,500 per annum, exclusive.

VIEWING

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

DAN SMITH
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dan@m4pc.co.uk

KELLY BINNIE
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