

TO LET



Exchange House I, High Street, Newport, NP20 1AA

- Rent inclusive of service charge and utilities.
- Passenger lift and self-contained entrance.
- High specification with air conditioning.
- From approximately 242 sq. m (2,601 sq. ft).

From £20.00 per sq. ft (£6.50 per sq. ft net).

www.nplinnells.co.uk

LOCATION

Exchange House I is situated on High Street an established office location within Newport city centre, close to the railway station and adjacent to the main NCP car park.

DESCRIPTION

Exchange House I is a 5-storey modern office building within Newport city centre.

The specification is recessed lighting, air conditioning / heating units and a passenger lift from a ground floor entrance. Each floor benefits from male and female w.c's and kitchen facilities.

ACCOMMODATION

The available accommodation comprises the following approximate Net Internal Floor Areas:

Description	SQ. M	SQ. FT
First Floor	242	2,601
Second Floor	LET	LET
Third Floor	258	2,777
Fourth Floor	262	2,820

TENURE

The offices are available on a new flexible lease terms to meet an occupiers requirement.

RENT

From £20.00 per sq. ft per annum inclusive of service charge and utilities but exclusive of rates and VAT. This is approximately £6.50 per sq. ft as a net rent.

PLANNING

B1 offices. Interested parties are advised to make their own enquiries to the local authority.

RATING ASSESSMENT

Interested parties are advised to make their own enquiries with the local rating authority.



ENERGY PERFORMANCE CERTIFICATE

D-78.

LEGAL COSTS

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

FURTHER INFORMATION

Please view our website or Zoopla for more photographs and specific information relating to the property.

Alternatively, please contact:

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