

TO LET
SERVICED OFFICES
(Recently Refurbished)
9.52-22.93 SQ M (103-247 SQ FT)



TOWNGATE CHAMBERS
18A MOOR STREET
CHEPSTOW
MONMOUTHSHIRE
NP16 5DB

BLADEN COMMERCIAL PROPERTY CONSULTANTS

Redland House, 157 Redland Road, Redland, Bristol BS6 6YE Tel: 0117 287 2006
Archway House, Welsh Street, Chepstow, Monmouthshire NP16 5LL Tel: 01291 440100

LOCATION

The property is located in Chepstow, just off Moor Street. The immediate vicinity comprises offices, veterinary practice and hotel with a mix of national and independent operators in the town centre including Costa Coffee, Coffee #1, Superdrug, Card Factory, Cancer Research Wales, Greggs, Monmouthshire Building Society, WH Smith, Boots and Lloyds Bank.

DESCRIPTION

- Newly Refurbished office suites
- High speed internet
- Offices for 1 - 6 people
- Immediately available.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (Sixth Edition), comprising the following approximate areas:-

Description	sq m	sq ft	Rent Per Month (Excluding Service Charge)
Office 1			LET
Office 2	15.45	166	£500
Office 3			LET
Office 4	13.36	144	£500
Office 5	9.52	103	£475
Office 6	22.93	247	£800

TENURE

Flexible terms are available based on 12 month license agreements.

BUSINESS RATES

The Valuation Office Agency are currently reassessing the property for business rates.

Interested parties are advised to make their own enquiries with Monmouthshire County Council to ascertain the exact rates payable.

COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

All prices are quoted exclusive of VAT whether or not chargeable. We do not believe VAT is chargeable on the rent.

PLANNING

We have not made any enquiries with Monmouthshire County Council with regards to the current planning consent, however, we have assumed that the property has planning for Class B1 use under the Town & Country Planning (Use Classes) Order 1987.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC Rating of 85-D. A copy of the EPC is available from the agents.

LOCATION PLANS



VIEWING & FURTHER INFORMATION

Through sole agents Bladen Property Consultants:-

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SUBJECT TO CONTRACT
January 2025

