



DAVIS
& SONS

1st in Wales

established 1747

126 Caerleon Road Newport Gwent NP19 7GS



Ref: PRC11088

£8,400 Annually

Highly recommended.

First floor luxury commercial office accommodation situated right in the heart of Newport fronting onto the busy Caerleon Road with excellent road links into the city and the M4 motorway.

Former beauticians

Viewing is highly recommended

ESTATE AGENTS • RESIDENTIAL PROPERTY MANAGEMENT • COMMERCIAL AGENTS

Every care has been taken in drawing up these particulars and they are believed to be correct, but their accuracy is not guaranteed and neither do they constitute an offer or contract, nor any part of an offer or contract.

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Open: Mon – Fri 9am-5:30pm & Sat 9am-4pm

Introduction

Luxury commercial office accommodation situated right in the heart of Newport City fronting onto the busy Caerleon Road with excellent road links into the city and the M4 motorway.

General Information

A1 SHOP / OFFICE

The premises briefly comprising:- entrance in communal hallway with stairs leading to first floor.

The office accommodation over two floors provides extremely modern luxury office space with bay windows, hardwood flooring, fully fitted modern kitchen, wc and spiral staircase to the second floor office.

The second floor provides further spacious offices with exposed beams, storage and modern decoration continued.

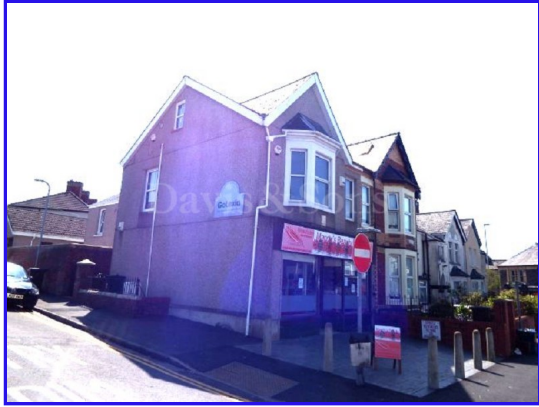
Would ideally suit a number of businesses to include i.e.:- architect, training consultancy, travel agent etc....

WE STRONGLY RECOMMEND AN IMMEDIATE VIEWING.

Viewing

Strictly By Appointment Only. Davis & Sons, 01633 243515







| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| 92-100 A | | |
| 81-91 B | 86 | |
| 69-80 C | | |
| 55-68 D | | |
| 39-54 E | | |
| 21-38 F | | |
| 1-20 G | | |



PLEASE NOTE: All room sizes are approximate. Electrical installations, central heating & plumbing & draining installations are noted in particulars on the basis of a visual inspection only. They have not been tested & no warranty of condition or fitness is implied by their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the structure of any appliances, installation or any element of the structure or fabric of the property. Messrs Davis and Sons for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) The particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors and do not constitute part of an offer or contract (ii) All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Davis and Sons has any authority to make or give any representation or warranty whatever in relation to this property.