

FOR SALE - OFFICE

# 8-10 GRIFFIN STREET

Newport, NP20 1GL



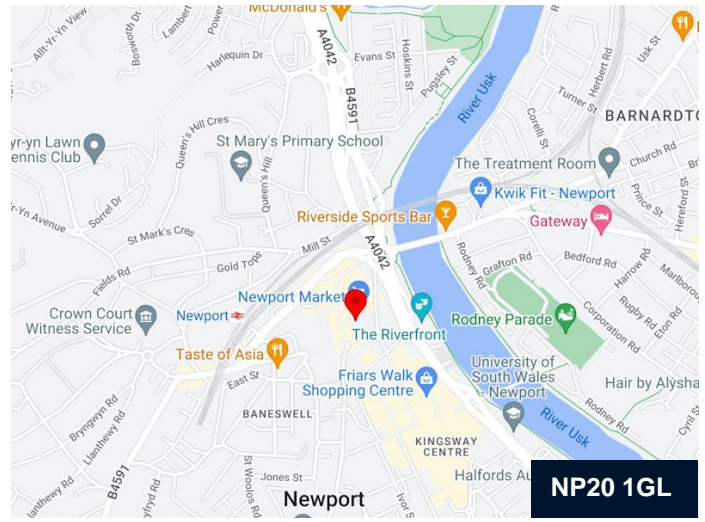
## Key Highlights

- 293.85 Sq M (3,163 Sq Ft)
- Kitchen
- Rear Yard/Patio Area
- Self Contained
- Heating/Cooling
- Male and Female WC's

2 Kingsway  
Wales CF10 3FD

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## Description

The property comprises a ground floor office which provides good quality, modern open plan accommodation. It benefits from a specification including heating/cooling; perimeter trunking; Cat 5e cabling; male and female WC's; kitchen and is fully carpeted.

The property has been extended to the rear which provides access to an enclosed rear yard area.

## Location

The property is located on Griffin Street which is located off High Street, immediately adjacent to Newport Market where a range of independent traders and food stall are located. Newport Bus Station is a 30 second walk away and Newport Railway Station less than a 5 min walk away. Friars Walk, Newport premier shopping centre is 3 minute walk away where occupiers including M&S and Next are located, along with restaurants including Wagamama, TGI Fridays and Nando's.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,163	293.85	Available
<b>Total</b>	<b>3,163</b>	<b>293.85</b>	

## Tenure

Freehold

## Price

£250,000. VAT is payable in addition.

## Business Rates

RV: £24,750

Rates Payable (24/25): £13,909

## Viewing

Via Savills

## Basement Storage

There is basement storage separately accessed via the rear yard area which is also available for sale by separate negotiation.

## Contact

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