



SUITE 7.4, CLARENCE HOUSE, CLARENCE PLACE, NEWPORT, NP19 7AA

7th Floor Office Accommodation to Let

High Profile, Landmark Building in City Centre

Excellent Public Transport Links

Close to City Centre Amenities

4,116 sq Ft (382.38sq m)

Quoting £41,000 plus VAT



LOCATION

The City of Newport is located in a prime strategic location close to the border of England and Wales. It benefits from excellent access to the M4 motorway and wider motorway network and provides regular train services to London Paddington. The City has an immediate population of approximately 137,000.

The property is located at the heart of Newport City Centre in a high profile location. Clarence Place is one of the main arterial routes into the city centre. The building is unmissable, overlooking the river by Newport bridge.

DESCRIPTION

The property is a multi-storey building providing retail space, a restaurant, serviced apartments and offices within it. It also benefits from an adjoining car park.

The building benefits from a ground floor reception which is manned 24 hours a day. There is a break out area and tenants gym in the building. The building benefits from 2 passenger lifts providing access to all floors. Male, female and disabled WC's are available throughout the building.

The office has large windows providing fantastic views over the city centre and natural lighting. In addition, the property has a suspended ceiling with CAT II lighting, comfort cooling, perimeter trunking and carpeted floors.

ACCOMMODATION

Total: 382.38 sq m (4,116 sq ft)

12 car parking spaces in the adjoining multi-storey car park will be provided with the suite.

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.

LOCAL AUTHORITY

Newport City Council:

Tel: 01633 656656

RATING ASSESSMENT

RATEABLE VALUE: £34,000

RATES PAYABLE: £18,190



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

106 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 office suite is available to let by way of a new lease direct with the landlord at a rent of £41,000 plus VAT. A service charge will also be payable by the tenant with latest figures available upon request.

VIEWING

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

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