



SYSTEMS HOUSE ST. CROSS LANE NEWPORT PO30 5BZ

£9,000 + VAT PER ANNUM

Opportunity to lease a standalone office unit in Newport Town Centre. Parking available.

Location

Located on St. Cross Lane, Exchange House is situated in a convenient position on the outskirts of the Island's County town of Newport. Nearby businesses include Lidl, Sainsburys and Halfords.

St Cross Lane has vehicular access from Crocker Street, and alternative pedestrian access from the rear of Lidl, or the public footpath N34 from Hunnycross Way.

Description

This well-presented and self-contained office unit provides approximately 760 sq ft overall.

The space is thoughtfully arranged to comprise a central office/reception area, three individual self-contained offices, together with kitchen and WC facilities.

Offering a practical and flexible layout, the unit provides an attractive working environment suitable for a range of business uses.

Allocated parking is available on site at £750 per annum.

Terms

Our client is asking an annual rent of £9,000 + VAT plus service and maintenance charges of £175 per quarter. Insurance contributions of £75 per quarter are required. Full terms to be negotiated.

Business Rates

The VOA shows a rateable value of £7,400. Rates payable will be circa £3,200 without any applicable relief. Please direct all enquiries to the Valuation Office Agency.

Viewings

All viewings to be arranged via HRD Commercial.

Please Contact on 01983 527727 or

commercial@hrdiw.co.uk

Misrepresentation Act 1967

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Hose Rhodes Dickson Commercial

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Approximate Gross Internal Area = 70.6 sq m / 760 sq ft

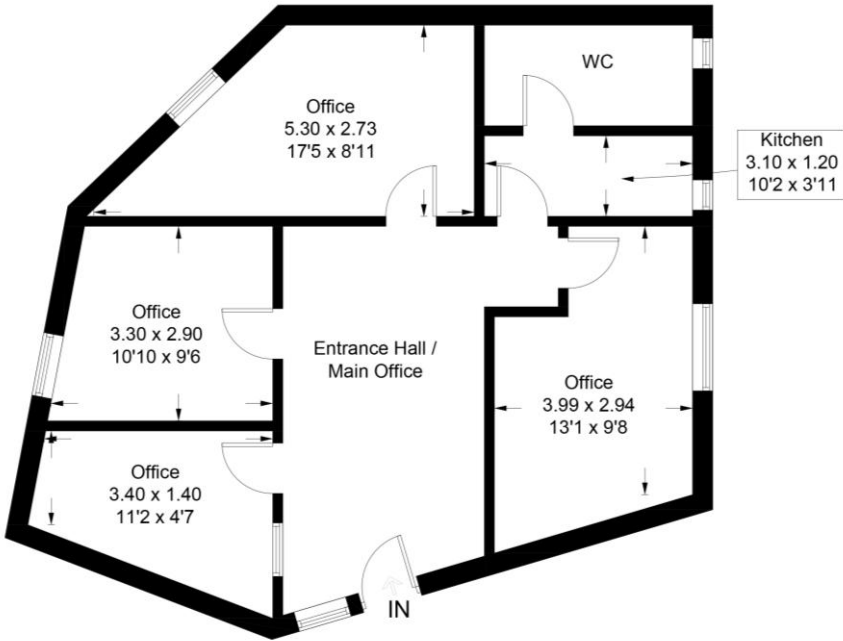


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