



1st Floor Office

Lorry Park Newport, Albany Street, Newport, NP20 5NJ

**To Let: Office
accommodation on flexible
terms.**

1,577 sq ft
(146.51 sq m)

- AC (heating and cooling)
- 10 parking spaces
- Excellent connectivity to M4
- Flexible lease terms

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Summary

Available Size	1,577 sq ft
Rent	£15,000.00 per annum
Business Rates	cira £2,500 per annum (rates relief may be applicable).
Service Charge	There is no service charge payable. Water usage is included in the rent. Electric is metered separately and paid directly by the tenant.
Car Parking	During working hours
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,577	146.51	Available
Total	1,577	146.51	

Description

The property comprises 1st floor office accommodation.

The specification includes:

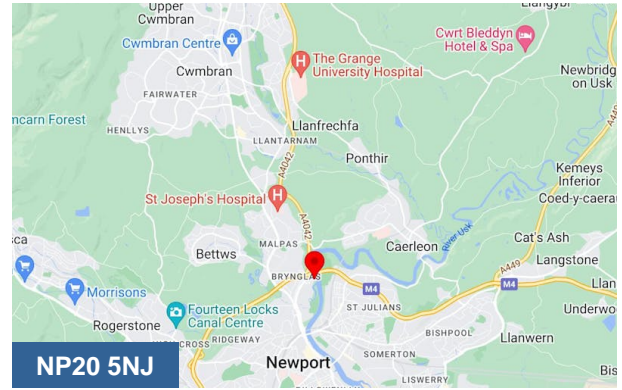
- AC (heating & cooling)
- Kitchen / tea point
- Shared toilet and shower facilities
- Part-furnished
- Open plan with two separate offices.
- 10 parking spaces in regular working hours (not 24 hrs)

There is a Café on site, in the ground floor of the premises.

12 month minimum term.

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.



Viewing & Further Information



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