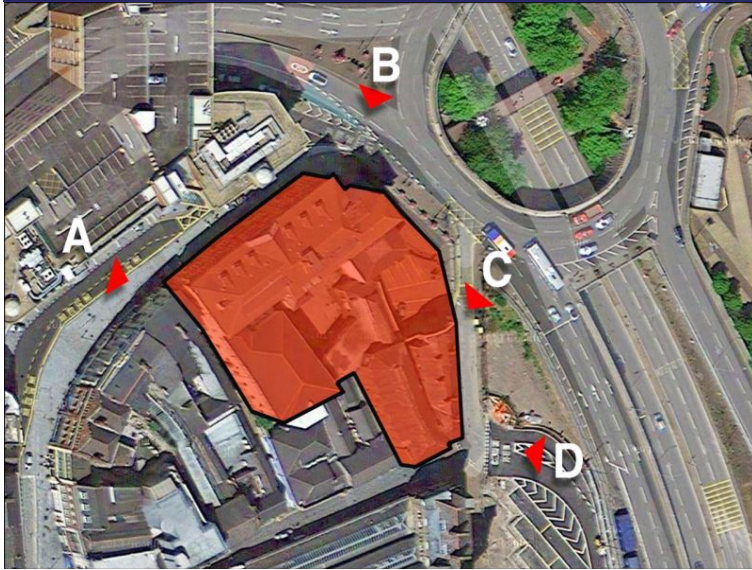






Kings Chambers

, 8 High Street, Newport, NP20 1FQ

Rental £58,286 Yearly
1 Bedroom Commercial Property
Available Now

- * Furnished
- * Spacious Double Bedroom
- * Laminated Flooring
- * Prime Location

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Situation

Imperial Commercial Lettings is pleased to offer Unit 5 at Kings Chambers, a substantial first-floor office in the heart of Newport city centre.

The accommodation extends to approximately 132 m² / 1,421 sq ft and provides a large open-plan office area together with three enclosed rooms suitable for use as private offices, meeting rooms, training rooms or staff breakout areas.

The existing internal partitions remain in place, allowing an incoming occupier to begin operating with minimal initial fit-out. The flexible layout would suit a range of professional, administrative, consultancy or regional office occupiers.

The premises are accessed via the building's communal areas, with passenger lift access available to the first floor. Male and female WC facilities are also provided within the building.

Fibre internet is available and is included within the building service charge. Parking is not included within the rent, although courtyard spaces may be available by separate negotiation.

Kings Chambers occupies a prominent position on Newport High Street, close to Newport railway station, Newport Market, Friars Walk, cafés, restaurants and other city-centre amenities.

The premises are available for immediate occupation by way of a new 10-year full repairing and insuring lease.

Directions

Further Information

The deposit required is £11,183.25

Accommodation

All measurements are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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