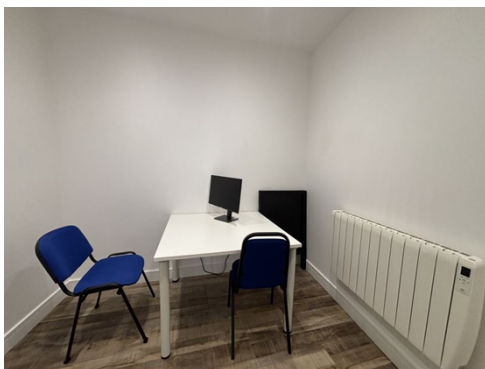




8 High Street , Newport, NP20 1FQ
£1,750 pcm | Available Now | 1 bedroom



- Furnished
-
- EPC Rating G

****FULL REPAIR AND INSURE TERMS**AVAILABLE NOW**LARGE OPEN PLAN OFFICE SPACE****

James Douglas are delighted to offer this large, 3011 square foot office space available to rent in the heart of Newport City Centre. The property is offered on a 10-year lease, under full repair and insure terms and is available in 2026. Services are charged separately to rent. The unit comprises of an open plan large office space that is exceptionally decorated throughout. You will also find 2 meeting rooms separate from the office as well as a board room that has an ample amount of space. There are also unisex toilets as well as a small kitchen area. This commercial unit has been finished to a high standard and benefits from a lot of natural light making it the perfect working environment. There is a possibility to make the office space larger for additional rent or smaller depending on your needs. It is surrounded by thriving businesses and is a very short walk from Newport Market which offers a variety of lunch choices.

Annual Rent: £21,000

Monthly Rent: £1,750

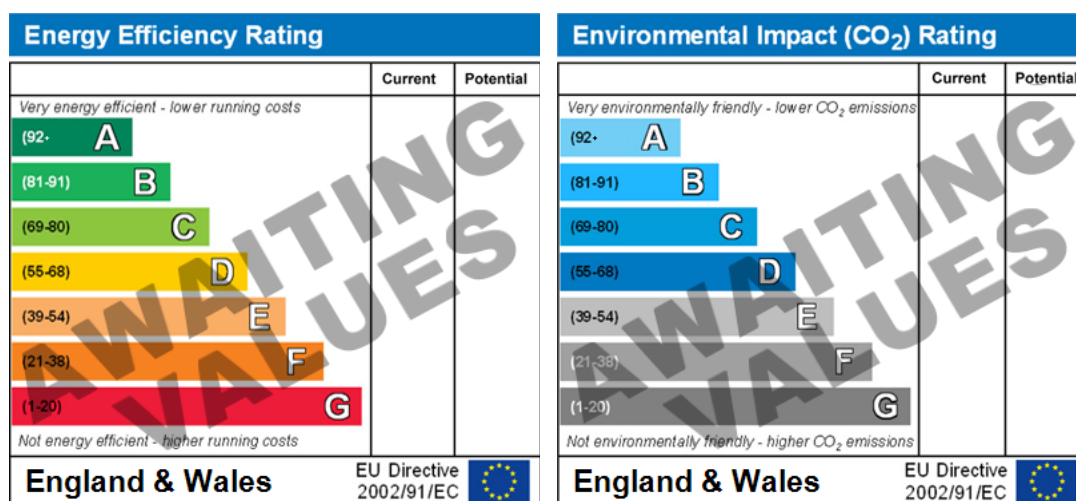
Deposit: £2,750

Application Fee: £400

EPC - TBC

Available: NOW

Services Charges paid separately to rent



Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to James Douglas)

- Holding Deposit: One week's rent
- Security Deposit: Usually a deposit equivalent to 5 weeks rent will be charged, except where the annual rent exceeds £50,000 (deposit equivalent to 6 weeks rent) or a pet is agreed at the property (additional deposit of £100 per pet)
- Rent Arrears. Chargeable from 7 days arrears, calculated on the interest at 3% above Bank of England base rate
- Payment for a breach of the tenancy agreement up to the prescribed limit

During the tenancy (payable to the landlord/managing agent if permitted and applicable)

- Utilities: gas, electricity, water
- Communications: telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

Other permitted payments

- Any other permitted payments, not included above, under the relevant legislation including contractual damages and for the loss of a key or other security device

Tenant protection: James Douglas Sales & Lettings and Student Living by James Douglas are members of Propertymark and Lonsdale Insurance Brokers Ltd (client money protection schemes), and members of The Property Ombudsman redress scheme. You can find more details on our website.

If you wish to rent a property as a company tenant, there is a £300 application fee.