

First Floor, 20, Cambrian Road
Newport
NP20 4AB

400 Monthly *



- First floor
- Main office
- Separate office
- Central heating radiator
- Flexible lease terms available
- City centre location
- Walking distance to Train / bus station

Ref: PRC12800

Viewing Instructions: Strictly By Appointment Only

VAT Registration No. 615966610

Davis & Sons 1747 Ltd
Trading as Davis & Sons
Registered Office: 20 Cambrian Road, Newport, NP20 4AB
Registered in England & Wales No. 3227215

General Description

FIRST FLOOR OFFICE SPACE TO LET.

City centre location within walking distance to train and bus station.

Rent to include Internet.

Flexible lease terms available.

Accommodation

Introduction

We are pleased to offer TO Let first floor office space located in the city centre of Newport with a short walk to the train station and bus station.

Comprises;- first floor landing waiting reception area, main office and separate office.

Flexible lease terms available.

First Floor Landing (19' 8" x 9' 10") or (6.00m x 3.00m)

Stairs up to first floor landing, waiting reception area.

Main Office (29' 6" x 19' 8") or (9.00m x 6.00m)

Large window frontage, two central heating radiators.

Office 2 (8' 2" x 7' 10") or (2.50m x 2.40m)

Private office from the main office room with large window frontage overlooking Cambrian Road.

Services

Mains electricity, mains water, mains gas, mains drainage

Council Tax

Band Not Specified



All room sizes are approximate. Electrical installations, central heating & plumbing & draining installations are noted in particulars on the basis of a visual inspection only. They have not been tested & no warranty of condition or fitness is implied by their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the structure of any appliances, installation or any element of the structure or fabric of the property. Messrs Davis and Sons for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) The particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors and do not constitute part of an offer or contract (ii) All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as

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