



**35A Stow Park Circle, Office 14, Newport, Gwent NP20 4HF**  
**£400 Per Month**

SAGE & CO are pleased to offer to let this well presented Modern serviced first floor office situated in a beautiful Victorian-style building. Ideal for startups, freelancers & small businesses and remote teams needing a professional base

Benefitting from kitchen area , toilet facilities and onsite parking .Situated in the sought-after Stow Park Circle area, close to Newport city centre, train station. and nearby cafes, shops, and professional amenities, Wifi & Phones not included


New flexible lease Available



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA  
**Telephone:** 01633 838 888 **Email:** [cwmbran@sageandco.co.uk](mailto:cwmbran@sageandco.co.uk)

**[www.sageandco.co.uk](http://www.sageandco.co.uk)**

Office Number 14

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