



**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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

