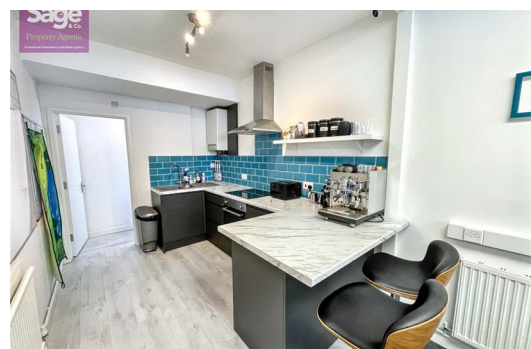
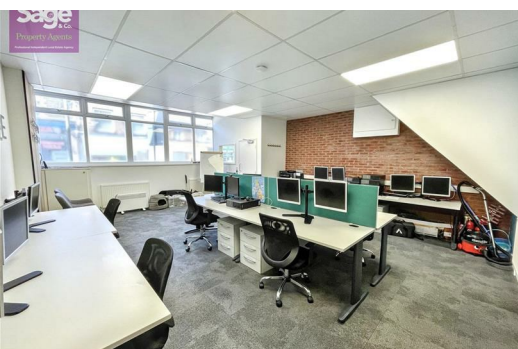




73 Newport Road, Cwmbran, Newport, NP11 7LZ
£600 Per Month

Situated on NEWPORT ROAD in the charming location of CWMCRAN, this recently refurbished OFFICE SPACE with zero business rates - presents an excellent opportunity for businesses seeking a professional environment. The property boasts a well-designed OFFICE room which is FULLY FURNISHED and a KITCHEN plus WC. There is ample free off street parking within close proximity to this property. With its strategic town center location, the office benefits from easy access to local amenities and transport links, such as the M4, making it convenient for both employees and clients. This property is perfect for those looking to establish or expand their business in a vibrant community Ideal for startups, freelancers , small businesses and remote teams needing a professional base



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

OFFICE

23'4" x 18'9" (7.13 x 5.72)

Stylish office space to front aspect with double glazed PVC windows. Accessible via key entry protected porch area from front door. Communications cabinet with Cisco system and cat 6 internet (ultra fast 1gb FTTP available) with ethernet ports to each desk including central desks. Hard wired CCTV systems and Ajax alarm systems and key fob entry. Five twin central heating radiators.

KITCHEN

7'8" x 10'4" (2.36 x 3.15)

Modern fitted kitchen with base storage units and marble effect worktops. Induction hob and oven (electric) and composite sink with drainer, chrome mixer taps over. Tiled splash back finish. Gas combination boiler present. Single central heating radiator.

W/C

8'0" x 2'9" (2.46 x 0.84)

Ground floor suite with low level W/C and sink with chrome mixer taps over. Tiled splash to sink. Double glazed PVC window to rear aspect.

