



## OFFICE 2/2A EXCHANGE HOUSE ST. CROSS LANE NEWPORT PO30 5BZ

£13,500PA

Opportunity to lease office space in Newport Town Centre.

### Location

Located on St. Cross Lane, Exchange House is situated in a convenient position on the outskirts of the Island's County town of Newport. Nearby businesses include Lidl, Sainsburys, Halfords and Vectis Equine Vets.

St Cross Lane has vehicular access from Crocker Street, and alternative pedestrian access from the rear of Lidl, or the public footpath N34 from Hunnycross Way.

### Description

Offered for lease is office 2 & 2a consisting of approximately 147 sqm (1582 sq. ft). The unit is mostly open plan but offers a private kitchen and two private offices plus an internal storage space.

The unit benefits from two separate accesses, one of which is disabled access and therefore could easily be split into two units if required.

Allocated parking is available on site at £750 per annum.

### Terms

Our client is asking £13,500pa, plus service charge to be confirmed. Insurance contributions of £600 per annum are required. Full terms to be negotiated.

### Business Rates

The VOA shows a rateable value of £12,750. Rates payable circa £6,530 pa. Please note the above would be eligible for small business rates relief, please direct all rating enquiries to the VOA.

### Viewings

All viewings to be arranged via HRD Commercial. Please contact 01983 527727.

# Hose Rhodes Dickson Commercial

01983 527727

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Hose  
Rhodes  
Dickson



This plan is for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate. Floor areas are approximate. Plan produced using PlanUp.

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