



**OFFICE 4  
EXCHANGE HOUSE  
ST. CROSS LANE  
NEWPORT  
PO30 5BZ**

**£6,500 PA**

## 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 4 which offers approximately 27sqm (290 sq. ft) overall.

The office benefits from the use of shared kitchen facilities, ladies, gents and disabled access WC's.

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

### Terms

Our client is asking £6,500 pax. A service charge of £165.42 and insurance contributions of £16.25 are required quarterly. Full terms to be negotiated.

### Business Rates

The VOA shows a rateable value of £2,850. Rates payable circa £1,460pa. 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 on 01983 527727 or [commercial@hrdiw.co.uk](mailto:commercial@hrdiw.co.uk)

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