

TO LET

REFURBISHED OFFICE BUILDING
354.24 SQ M (3,813 SQ FT)



THE ENGINE ROOMS
STATION ROAD
CHEPSTOW
MONMOUTHSHIRE
NP16 5PB

Bladen Commercial Property Consultants

10 Beaufort Square, Chepstow, Monmouthshire, NP16 5EP

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LOCATION

- The property is located on Station Road in Chepstow, Monmouthshire, adjacent to the train station.
- There is easy access to the M48 and M4 motorway network and the Severn Bridge.

DESCRIPTION

- Refurbished office suites
- High speed internet
- Offices for 1 -20 people.
- Onsite car parking for 11 cars.
- Meeting Room Hire.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (Sixth Edition), comprising the following approximate areas:-

Description	sq m	Sq ft	
Ground Floor			
Suite 1	49.89	537	Available
Fuse	Meeting Rooms		For Hire
First Floor			
Pod Nos. 1-4	1-2 person offices		Available
Pod Nos. 5-9	1-2 person offices		LET
Second Floor			
Suite 5	60.98	656	LET
Suite 6	48.29	520	LET
Third Floor			
Suite 7	48.76	525	LET

TENURE

The Pod Offices are available with a minimum 3 month contract. Larger office suite leases available for a longer term.

RENT

Suites are available on a new full repairing and insuring lease on terms to be agreed at £10,000 per annum exclusive.

Pod Offices suitable for 1-2 people are available to let from £450 per calendar month.

BUSINESS RATES

The Valuation Office Agency are currently reassessing the building for business rates. Interested parties are advised to make their own enquiries with Monmouthshire County Council to ascertain the exact rates payable.

VAT

All prices are quoted exclusive of VAT whether or not chargeable. We believe VAT is chargeable on the rent.

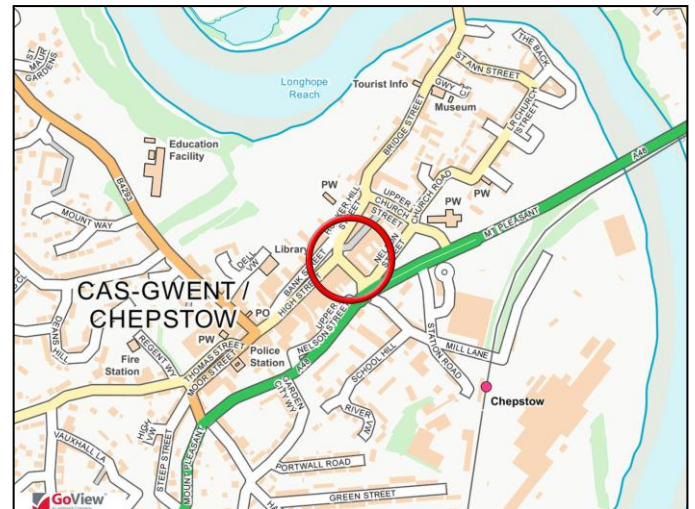
PLANNING

The premises has planning consent for B1 (Office) use under the Town & Country Planning (Use Classes) Order 1987. It may be possible that other uses may be possible subject to planning and landlord's consent.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC Rating of D – 84. A copy of the EPC is available from the agents.

LOCATION PLANS



VIEWING & FURTHER INFORMATION

Through sole agents Bladen Property Consultants:-

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SUBJECT TO CONTRACT

February 2021