

# TO LET

## OFFICE SUITES

5.62 SQ M - 114.73 SQ M  
(60 SQ FT - 1235 SQ FT)



IMAGINATION HOUSE  
STATION ROAD  
CHEPSTOW  
MONMOUTHSHIRE  
NP16 5PB

**Bladen Commercial Property Consultants**

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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 various sized office suites
- High speed internet
- Offices for 1 -20 people.
- Onsite car parking.

## ACCOMMODATION

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

Description	sq m	Sq ft	Rent per Month
<u>Ground Floor</u>			
Suite 1	35.36	381	£500.00
Suite 2	9.27	100	£450.00
Suite 3	5.62	60	£250.00
Suite 4	19.85	214	£450.00
Suite 5	102.25	1101	U/O
<u>First Floor</u>			
Suite 6	56.42	607	U/O
Suite 7	***	***	LET
Suite 8	90.49	974	U/O
<u>Second Floor</u>			
Suite 9	114.73	1235	£1,000.00

## TENURE

The offices are available with a minimum 12 month contract.

Service charge is payable on all offices to cover building insurance electricity, heating, water and cleaning of communal areas.

## 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 C – 68. 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**

**November 2021**