



**Estate Agents
Letting Agents
Surveyors & Valuers**

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Llleshall Hall Farm Llleshall, Newport, TF10 9AS

£5,700 Per Annum

EPC Rating: 41 B



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£5,700 Per Annum

****Rent £475 PCM or £762 PCM depending on the size of office accommodation required**** Unit 1C comprises an end positioned office building situated in pleasant surroundings and having ample on site parking.

The accommodation comprises two ground floor office rooms together with a shared kitchen and toilet with unit 1B. Stairs rise from the end office room to a first floor office area. The net internal floor area is approximately 48msq (515 sqft). The commencing rent is £475PCM (£5,700) exclusive of utilities etc...

There is an option to lease further adjoining first floor office / storage accommodation, increasing the total net internal floor area to about 85sqm (915sqft) the asking rental on the whole extended area is £762 PCM (£9,144 PA) exclusive of utilities, bills etc...

Additional Information

EPC RATING: 41 (B)

SERVICES: We understand that mains water and electricity are connected.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details. We understand that Air Band is installed and that connection is to B T Fibre Broadband.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: rental@tempertons.co.uk

DIRECTIONS: Proceed South from Newport High Street into Station Road and at the Sheep roundabout continue straight across into Pave Lane. After about 1/2 mile turn right into the driveway to the National Sports Centre. At the top of the drive bear right and right again into the area known as Lilleshall Hall Farm, the office building and car park can be found after a short distance on the right hand side.

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the

equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

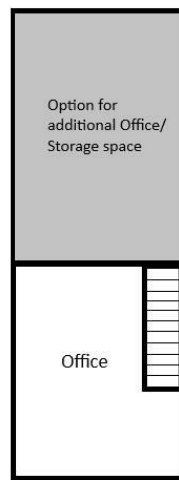
4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Smart Search or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £25.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

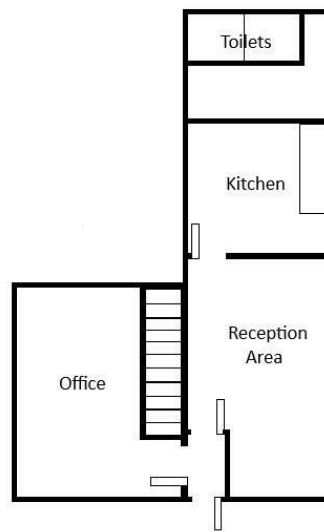
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.

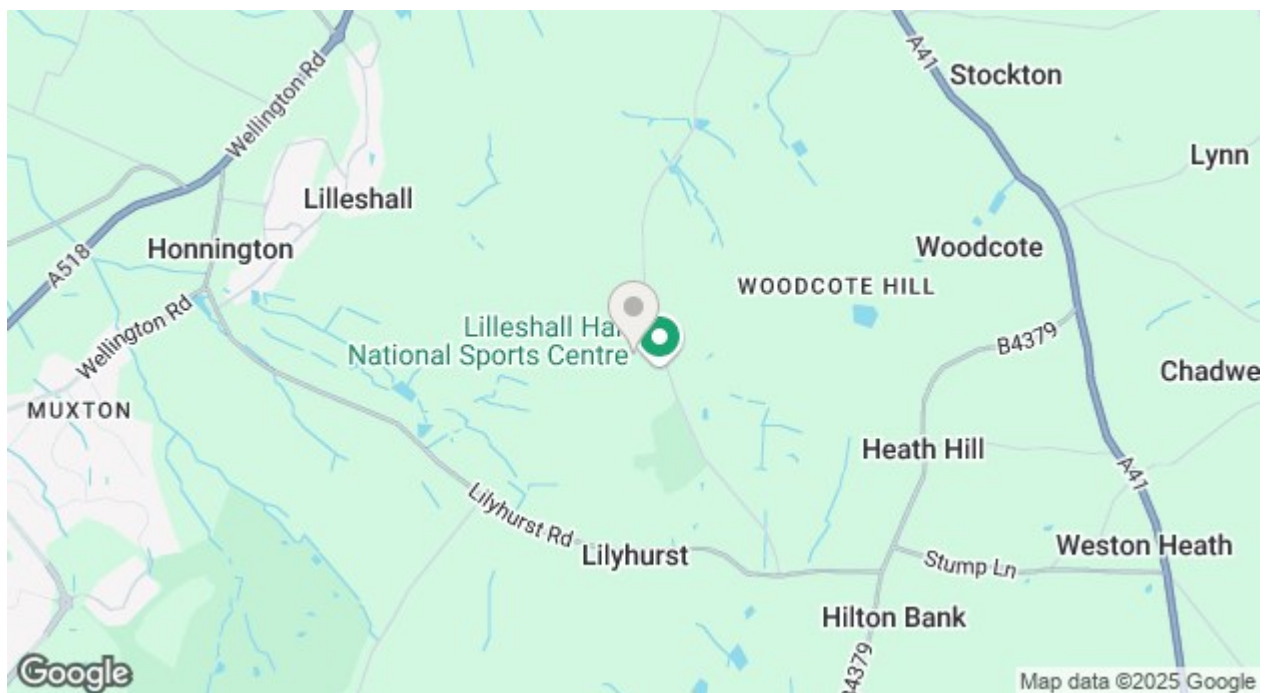




Upper Floor



Ground Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

