

# To Let



**Beechwood House**  
**Christchurch Road**  
**Newport**  
**NP19 8AJ**

## Contact

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## Beechwood House Offices

- **Good transport links**
- **Serviced Offices with 24-hour access.**
- **Parking provided**
- **Flexible Terms**

# Beechwood House, Newport



## Location

Beechwood House is located approximately 1.5 miles from the City Centre and 2.9 miles from J24 of the M4 (The Coldra Roundabout). The House is situated in the beautiful surrounds of 30 acre Beechwood Park in the east of Newport.

## Description.

Beechwood House is a Grade II Listed Building designed in the Victorian classical style. The House has been extensively refurbished and offers fully alarmed serviced office accommodation as well as conference and training facilities.



## Availability

First floor office F2 182 sq. ft. / 16.9 sq.mt

## Tenure

Offices are let on a monthly licence. The licence fee is an all inclusive cost and includes electricity, heating and lighting. Tenants are responsible for organising their own telephone & broadband provider. Licencee to bear all Legal and Professional fees.

## Rent

£337.00 per month £4,044 Per annum exc. VAT

## Business Rates

Some occupiers may qualify for small business relief. Interested parties should contact the Business Rates Department at Newport City Council for more information.

## Planning

All parties to make their own planning enquiries but we understand the current use class is A2 and B1.

## Services

Conference, board room and training facilities are available at an additional cost. There is a serviced reception desk open during office hours and office support services for tenants to utilise at an additional cost. Details of the cost of the additional services can be provided on request.



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