

# To Let



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

## Contact

Carina Puckett  
[carina.puckett@newportnorse.co.uk](mailto:carina.puckett@newportnorse.co.uk)  
01633 273502

Amelia Hull  
[amelia.hull@newportnorse.co.uk](mailto:amelia.hull@newportnorse.co.uk)  
01633 240404

**Newportnorse.co.uk**

## 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.

## 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.

## 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

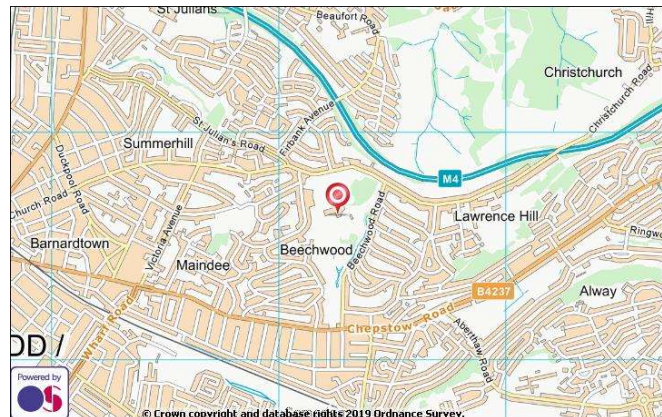
All parties to make their own planning enquiries but we understand the current use class is A2 and B1.

## 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.

## Availability

For details on offices currently available, please contact Newport Norse.



## Contact

Amelia Hull  
[amelia.hull@newportnorse.co.uk](mailto:amelia.hull@newportnorse.co.uk)  
01633 240404

Carina Puckett  
[carina.puckett@newportnorse.co.uk](mailto:carina.puckett@newportnorse.co.uk)  
01633 273502

### Disclaimer

NPS Group LTD, give notice that: i) These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser(s)/tenants but do not constitute part of an offer or contract. Prospective purchaser(s)/tenants should seek their own professional advice ii) All descriptions, dimensions, areas, references to condition and if necessary permission for use and occupation and their details are given in good faith and are believed to be correct but interested parties should not rely on them as a representation of statements of fact and must satisfy themselves as to their accuracy iii) No representative of NPS has any authority to make or give any representation or warranty to enter into any contract whatsoever in relation to the property iv) No responsibility will be accepted for any expense incurred by any intending purchaser(s)/tenant s in relation to the property v) All prices and rentals quoted are exclusive of VAT.'