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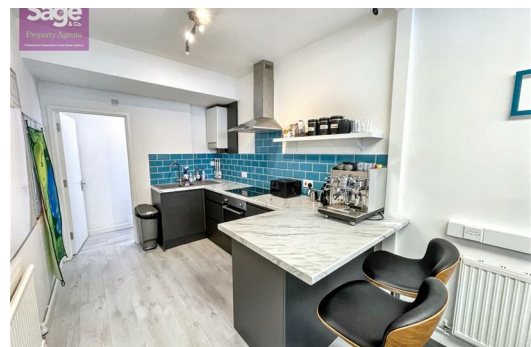
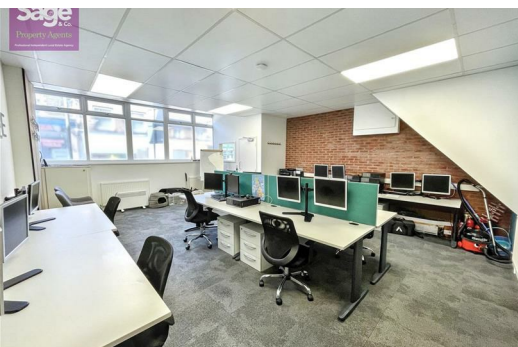
73 Newport Road, Cwmcarn, Newport, NP11 7LZ

Guide Price £90,000

Situated on NEWPORT ROAD in the charming location of CWMCARN, this recently refurbished OFFICE SPACE with zero business rates - presents an excellent opportunity for businesses seeking a professional environment. The property boasts a well-designed OFFICE room which is FULLY FURNISHED and a KITCHEN plus WC. There is a welcoming area for clients, staff and visitors alike.

There is ample free off street parking within close proximity to this property. The contemporary design of the office ensures a bright and airy atmosphere, ideal for fostering productivity and creativity. With its strategic town center location, the office benefits from easy access to local amenities and transport links, such as the M4, making it convenient for both employees and clients. This property is perfect for those looking to establish or expand their business in a vibrant community. Whether you are a start-up or an established company, this office space offers the flexibility and modern features necessary to thrive in today's competitive market.

Do not miss the chance to secure this prime office location in Cwmcarn, where modernity meets functionality.



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OFFICE

23'4" x 18'9" (7.13 x 5.72)

Stylish office space to front aspect with double glazed PVC windows. Accessible via key entry protected porch area from front door. Communications cabinet with Cisco system and cat 6 internet (ultra fast 1gb FTTP available) with ethernet ports to each desk including central desks. Hard wired CCTV systems and Ajax alarm systems and key fob entry. Five twin central heating radiators.

KITCHEN

7'8" x 10'4" (2.36 x 3.15)

Modern fitted kitchen with base storage units and marble effect worktops. Induction hob and oven (electric) and composite sink with drainer, chrome mixer taps over. Tiled splash back finish. Gas combination boiler present. Single central heating radiator.

W/C

8'0" x 2'9" (2.46 x 0.84)

Ground floor suite with low level W/C and sink with chrome mixer taps over. Tiled splash to sink. Double glazed PVC window to rear aspect.

