

8 Abbey Court High Street, Newport, TF10 7BW

£8,000 Per Annum

A newly redecorated modern ground floor office suite, pleasantly situated in a secure Courtyard just off the High Street.

The office is available immediately on flexible lease terms.

The accommodation is set out as follows.

Hardwood Entrance Door to:-

Open Plan Office Area

23'11" x 11'1" (7.30 x 3.4)

25 square meters (269 square feet)

with secondary glazing to front facing windows.

Office W/C

with low level WC and wash hand basin.

From the Office Area, step down to:-

Stationery Area & Staff Break Out/Kitchen

15 square meters (161 square feet)

Kitchen having a range of modern fitted base and wall mounted cupboards and inset sink unit.

Secondary entrance from the Courtyard.

Outside Integral Bin Store

EPC Rating: B

Lease:

Offered on flexible terms based on a rent of £8,000 Per Annum.

Rateable Value:

We are advised by Telford & Wrekin Council that the rateable value is £4,450 until 30th March 2026 and £5,800 from 1st April 2026.

Services:

We understand that mains water, electricity and drainage are connected.

Viewing:

Strictly by appointment with the Agents' Newport Office on 01952 812519, rental@tempertons.co.uk.

1. Whilst we endeavour to make our 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 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 lease.

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.

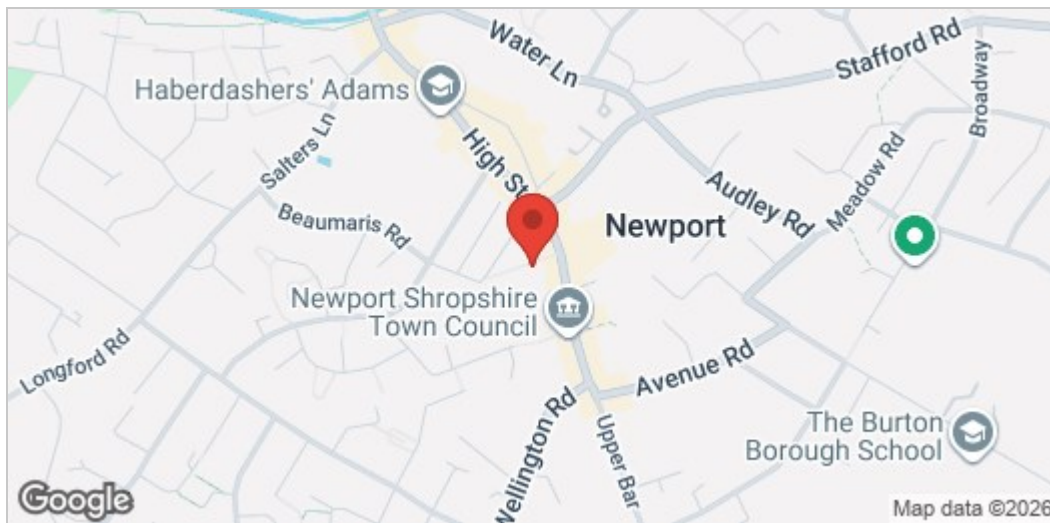
4. The text, photographs and plans are for guidance only and


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 renters 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 Guild365 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 £30.00 inc. VAT per applicant. This is paid in advance, when an offer is agreed. 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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.