



12 Devon Place, NP20 4NN

Reference number: NWP03901



-  Size: 6,480 sq ft (602.01) sq m
-  Location: Newport
-  Rent: POA
-  Type: Office
-  Available From: Available From: June 2020
-  Local Authority: Newport City Council
-  Deposit: 3 months rent – subject to status

Property Description:

12 Devon Place comprises a detached self-contained 3 storey office building with secure on-site parking for 37 vehicles. The building is fitted out internally to a good standard and benefits from the following amenities; gas fired central heating; 8 person passenger lift serving all levels; flexible arrangement of offices and open plan working areas; perimeter trunking; suspended ceilings with inset Cat 2 lighting; male, female and disabled WC accommodation; fitted kitchens on each floor Schedule of Accommodation Lower Ground Floor: 2 11.57sm / 2,277sf Ground Floor : 184.98sm / 1,991sf First Floor : 205.53sm / 2,212sf Total: 602.08sm / 6,480sf

Key Details:

- 3 storey office adjacent to Newport Station
- 37 parking spaces
- Flexible arrangement of offices and open plan
- Passenger lift to all 2 levels

Location Description:

The property is located close to Newport Railway Station in the Gold Tops area of Newport and being only 5 minutes from the M4 enables excellent communication and transport links both by road and rail

Other Description:

Tenancy Agreement:

Available on The Arch Co's Standard Tenancy Agreement. The Code of Practice on Commercial Leases in England & Wales strongly recommends you seek professional advice before signing a business tenancy agreement.

Service Charge:

N/A

Property Maintenance:

To be let on full repairing and insuring terms

Contact:

Joanne Cruickshank

Disclaimer:

The Arch Company Properties Limited give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements of fact, and that they do not make any representation or warranty whatsoever in relation to this property.

An intending lessee/purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Arch Company Properties Limited does not oblige itself to accept the highest or any offer.

The Arch Company Properties L.P. Registered Office: 140 London Wall, London, EC2Y 5DN. The Arch Company Properties Limited is registered in England & Wales no 11516452.