

**TO LET.**

**Refurbished Office Suites with Parking.**

**Rathbone House, 1 Serpentine Road, Newport, NP20 4PF.**



NO. 1  
RATHBONE  
HOUSE

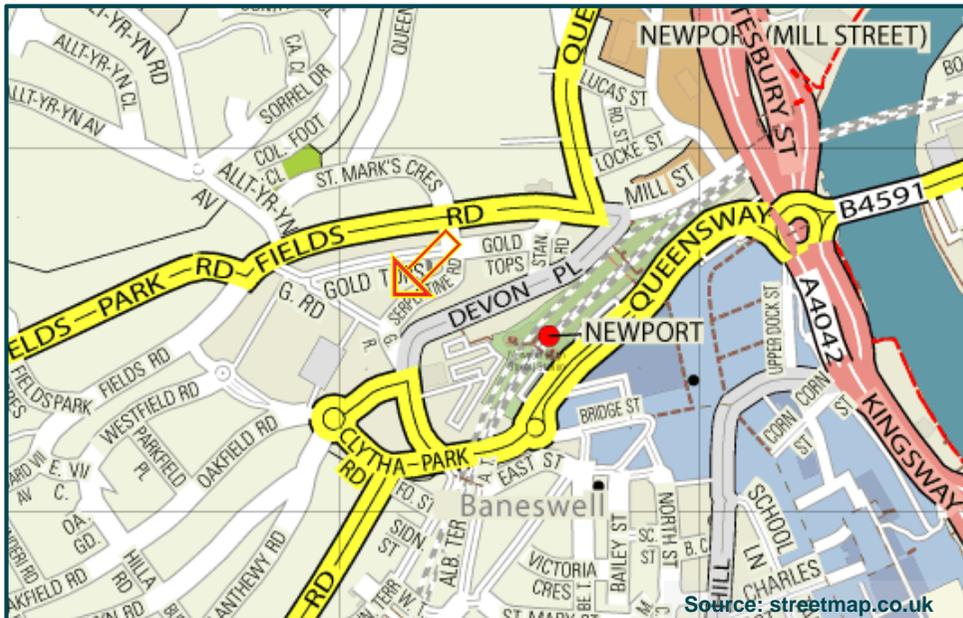
## Description.

The former home of Basil Rathbone, the famous Sherlock Holmes actor, the property benefits from comprehensively refurbished contemporary suites that retain both the character and integrity of the original Victorian building. The property provides floor plates of varying sizes and on site car parking in a popular and well established location within Newport.

- Central heating
- LED lighting
- Underfloor trunking
- Carpets throughout
- 24h access
- Entry phone system
- Shower facilities

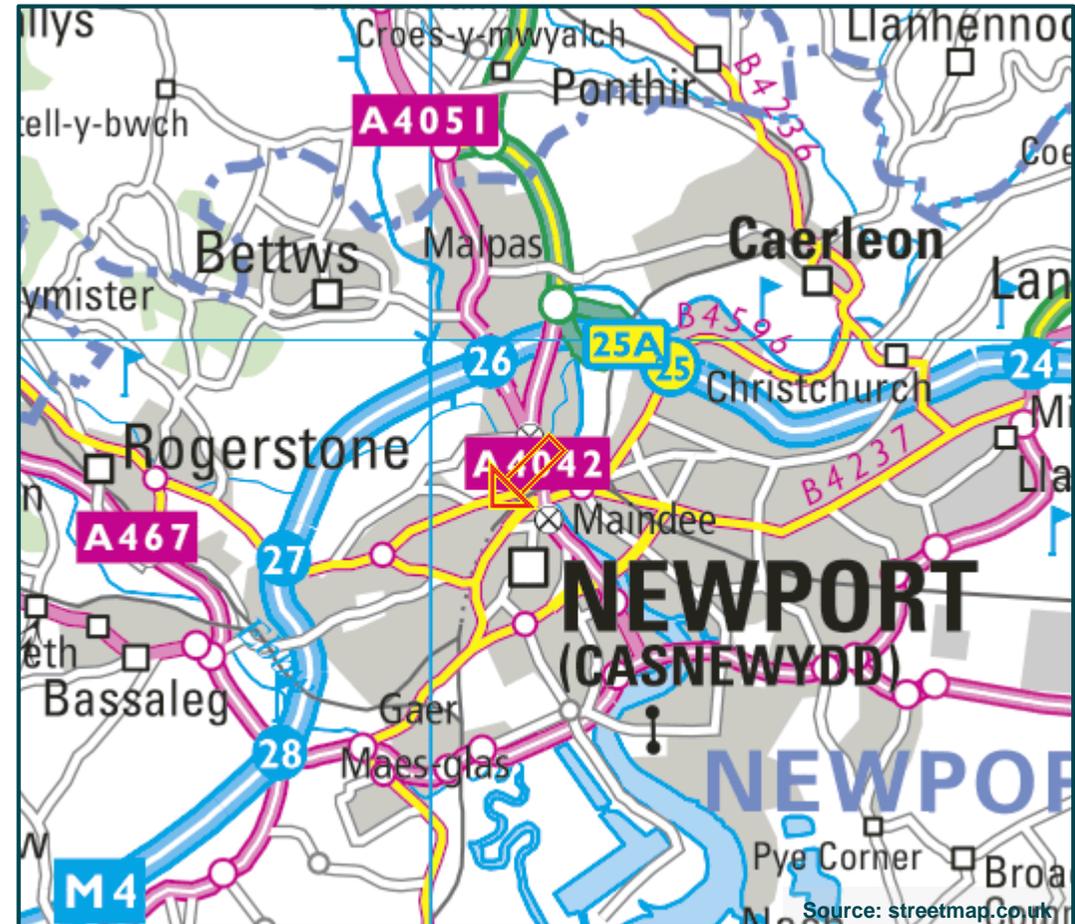
## Location.

Located within Newport's premier office location, Rathbone House is well positioned in close proximity to the Civic Centre, Newport City Centre and the Newport Parkway railway station.



## Accommodation.

Approx. GEA	Sq Ft	Sq M
Lower Ground Floor Suite	236	21.88
Upper Ground Floor Suite	485	45.02
Annex Suite	716	66.52
First Floor Suite	497	46.17
Second Floor Suite	453	42.06
<b>TOTAL</b>	<b>2,387</b>	<b>221.65</b>





## Availability.

The property offers office suites across a range of sizes. Please contact the agents for latest opportunities.

## Lease Terms.

The property is available on a new Full Repairing and Insuring (FRI) lease for a term of 5 years.

## Car Parking.

The property benefits from 7 car parking spaces.

## EPC.

Energy Performance Certificate Asset Rating 'C' (73). A copy of the certificate is available upon request.

## Rent.

£6,000 to £18,000 per annum (excluding VAT), depending on suite.

## VAT.

The property is elected for VAT that will be payable on the rent and service charge at the prevailing rate.

## Service Charge.

The ingoing occupier will be responsible for a proportion of the service charge cost in maintaining the common parts of the building and the estate.

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# Contact.

For further information or to arrange a viewing, please contact Knight Frank or our joint agents, NP Linnells (01633 212266).



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## December 2020 - SUBJECT TO CONTRACT

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Particulars dated [December 2020]. Photographs and videos dated [December 2020].

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