

## Fully Refurbished Offices

### To Let

**First and Second Floors**  
**1 Maryport Street**  
**Usk**  
**Monmouthshire**  
**NP15 1AB**

10.6 sq m – 106.4 sq m  
(115 sq ft – 1145 sq ft)



#### Location

Barclays Bank Chambers is situated in central Usk on the main A472. There is a good transport link to the A449 between Monmouth and Newport and onward to the A40, M50 and M48. There is a large free public car park within 150m of the property.

#### Description

The offices which are at first and second floors above Barclays Bank are accessed by a separate communal door with intercom. Internally, the offices provide accommodation on two floors with WC facilities and kitchenette facility. The offices are carpeted throughout and benefit from gas central heating, fluorescent strip lighting and single glazed timber framed sash windows.

#### Accommodation

The approximate net internal floor areas are as follows:

##### First Floor

Room 1 – 10.6 sq m (115 sq ft)  
Room 2 – 34.8 sq m (375 sq ft)  
Room 3 – 20.9 sq m (225 sq ft)  
Room 4 – 12.1 sq m (130 sq ft)

##### Second Floor

Room 6 – 27.9 sq m (300 sq ft)

#### Terms

Available by way of a new lease for a term of years to be agreed. The premises are available either as a whole or on a room by room basis.

## Rent

Rents are inclusive of heating, electricity and service charges but exclusive of Business Rates.

Room 1 – £127 per month (£1,525 per annum) inclusive  
Room 2 – £410 per month (£4,900 per annum) inclusive  
Room 3 – £250 per month (£2,950 per annum) inclusive  
Room 4 – £142 per month (£1,700 per annum) inclusive  
Room 6 – £325 per month (£3900 per annum) inclusive

## Rates

Business Rates have yet to be assessed but interested parties should make their own enquiries of the billing authority Monmouthshire County Council (01633 644644) to verify the rates payable.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

## Value Added Tax

VAT may be payable on the rent and/or any other charges or payments detailed. All figures quoted are exclusive of VAT and intending lessees must satisfy themselves as to the VAT position by taking appropriate professional advice.

## Viewing

By prior appointment with the sole agents:

**kbw** Chartered Surveyors  
7 Imperial Square  
Cheltenham  
GL50 1QB

Tel: 01242 244744

Fax: 01242 526021

Email: [enquiries@kbwproperty.co.uk](mailto:enquiries@kbwproperty.co.uk)

## EPC



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