

**Office 2, Grafton Lane**  
Newport Gwent NP19 0AT



**Ref: PRC11936**

**£300 Monthly \***

First floor offices To Let  
with shared newly fitted facilities + utility bills included in rent.  
Located off Corporation Road in Newport within walking  
distance of the city centre and Rodney Parade.  
Flexible lease terms available.  
Ideal for a start up business.  
Viewing recommended.

## Introduction

Davis and Sons are pleased to offer to let serviced office accommodation with individual offices located in one building, Fully renovated building with utility bills included in the rent. Accessed off St Vincent's road located off Corporation Road Newport City Centre. First floor self contained offices all can be let individually at £300 pcm. Offices have access to communal kitchen area with fully fitted kitchen and appliances etc. Also the offices have access to cloakroom / wc / shower room. ideal for small start up business and one office is currently let as a massage / therapy room. Negotiable lease terms available. Book a viewing via Davis and Sons.

## Viewing

Strictly By Appointment Only. Davis & Sons, 01633 243515





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		



**PLEASE NOTE:** All room sizes are approximate. Electrical installations, central heating & plumbing & draining installations are noted in particulars on the basis of a visual inspection only. They have not been tested & no warranty of condition or fitness is implied by their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the structure of any appliances, installation or any element of the structure or fabric of the property. Messrs Davis and Sons for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (I) The particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors and do not constitute part of an offer or contract (ii) All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Davis and Sons has any authority to make or give any representation or warranty whatever in relation to this property.