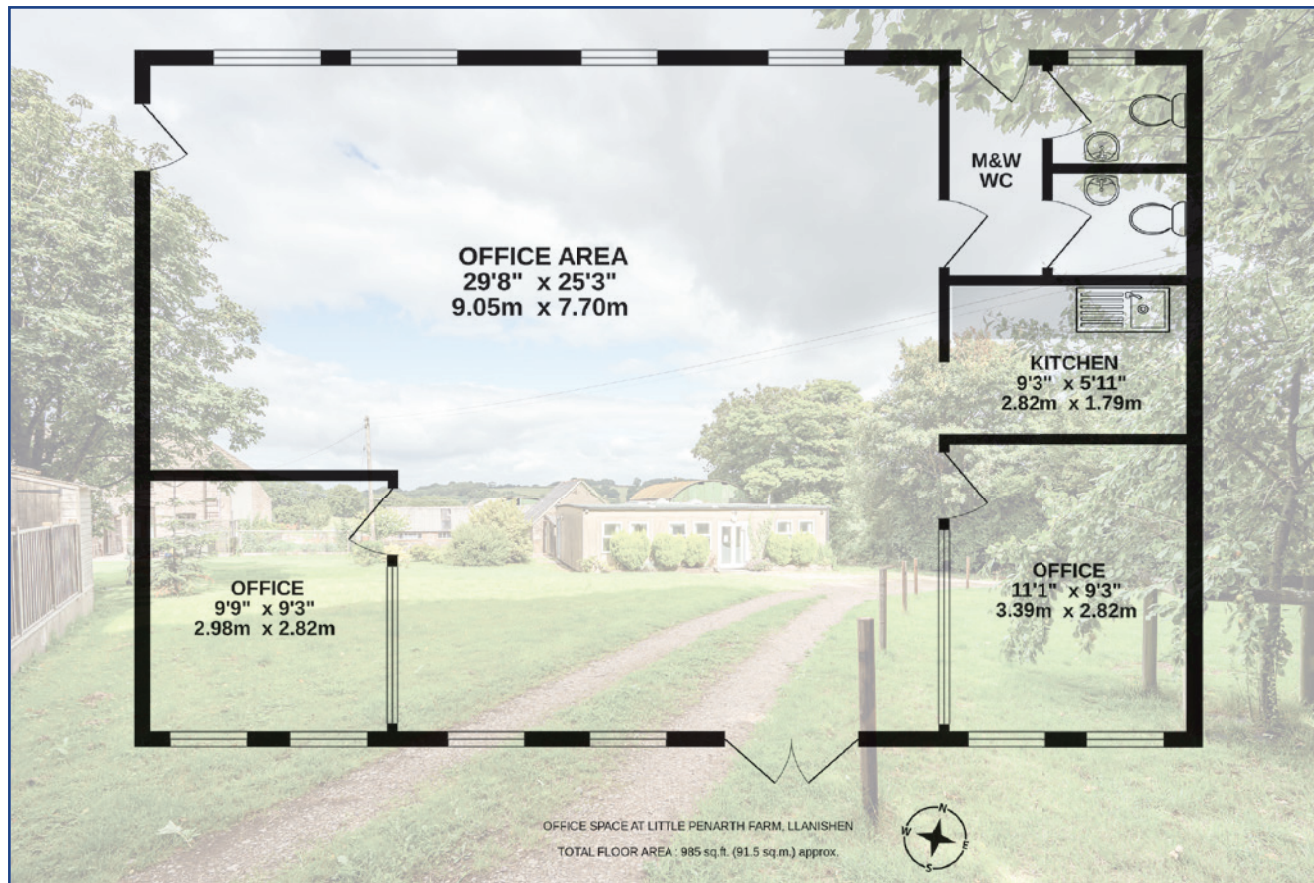


TO LET



OFFICES AT LITTLE PENARTH FARM

LLANISHEN | CHEPSTOW | MONMOUTHSHIRE



OFFICES AT LITTLE PENARTH FARM

LLANISHEN | CHEPSTOW | MONMOUTHSHIRE | NP16 6QQ

TO LET SELF CONTAINED RURAL OFFICES

THE OFFICES AT LITTLE PENARTH FARM PROVIDE AN EXCELLENT OPPORTUNITY TO RENT SELF CONTAINED OFFICES WITH FURTHER ARCHIVING SPACE AVAILABLE.

- Within reasonable reach of both Monmouth and Chepstow in a rural location •
- Situated within the hamlet of Llanishen •
- Excellent open plan office space which offers potential for other uses •
- Office space extending to 91.5sqm (985 sqft) •
- Potential to rent further archiving / storage space to the rear of the office •
- Accessed down a private driveway off the B4293 •
- Electricity, Heating & Water Supply all connected •
- Offered To Let for a three-year lease term (flexibility to longer lease term available) •

DISTANCES FROM LITTLE PENARTH FARM

Monmouth 7 miles • Raglan 8 miles
Chepstow 9 miles • Abergavenny 19 miles Newport 21 miles
Bristol 26 miles • Cardiff 36 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



SITE INFORMATION

Description: The Site offers an excellent opportunity to rent a self contained rural office in Monmouthshire. The office can be recarpeted should the Tenant request and it includes an open plan office room, two private offices with windows into the main office, a kitchenette and toilet facilities. The office provides potential for the site to be used as offices, show room or storage. There is ample parking, turning and garden areas.

Services: Electricity is connected with existing lighting & sockets and the Landlord has installed a submeter therefore all usage will be billed to the Tenant in arrears at an agreed rate.

The water is provided by the Landlord's water supply which is included within the rent agreed.

The heat is generated onsite and operated by the Landlord. There is a heat meter installed in the building, and all heat usage will be billed to the Tenant in monthly arrears at a rate of £0.10/kWh.

Private septic tank drainage - two toilets (ladies and gentlemen).

Directions: From Raglan take the 'Chepstow Road', turn left onto B4293, continue for 1.6 miles and the driveway will be on the left hand side of the road, sign posted Little Penarth Farm.



What3Words: speak.dabble.compelled

Postcode: NP16 6QQ

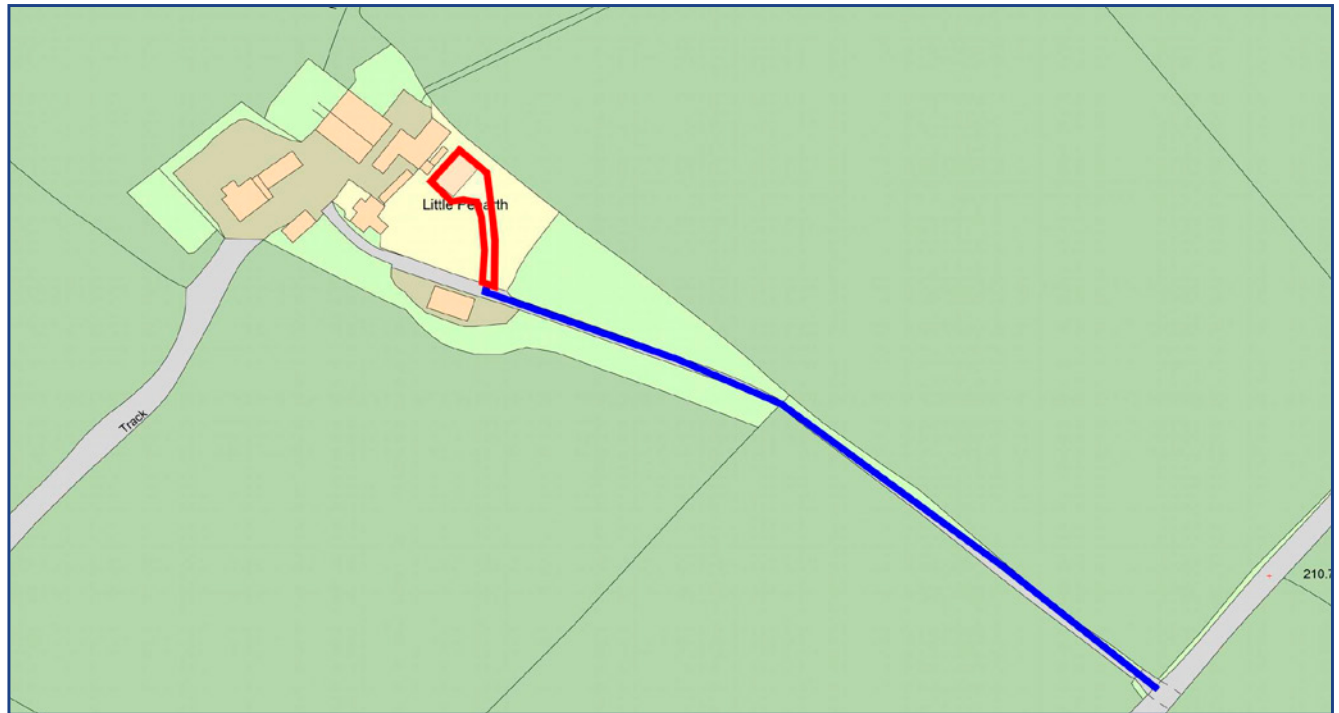
PROPOSED LEASE TERMS

The principal lease terms proposed are as follows;

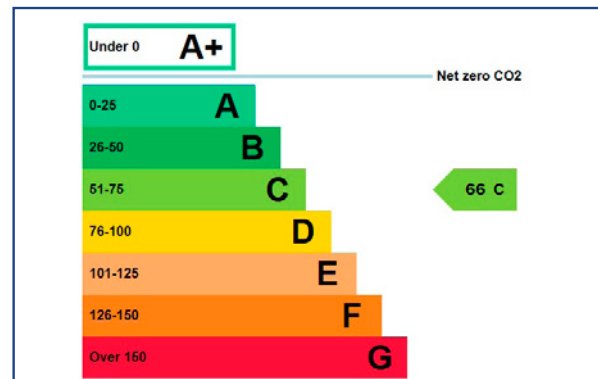
- A Landlord and Tenant Act 1954 contracted out Lease
- A fully Repairing & Insuring (FRI) Lease (Landlord will insure and reclaim the premium).
- Lease Term: A three-year lease term is proposed with flexibility for a longer term. Should a longer term be agreed break clauses and rent reviews will be agreed.
- Rent: The rent is paid in advance monthly instalments. It is understood no VAT is chargeable upon the Rent.
- Electricity will be charged in monthly arrears following the reading of the sub-meter
- Water is provided by the Landlord
- Heat will be charged in monthly arrears following the reading of the sub-meter at a rate of £0.10/kWh.

VIEWINGS AND ENQUIRIES

For further information and to request a viewing please contact Powells on 01600 714 140.



ENERGY PERFORMANCE CERTIFICATE



Powells

Singleton Court Business Park
Wonastow Road
Monmouth NP25 5JA

T 01600 714140

E enquiries@powellsrural.co.uk

W www.powellsrural.co.uk

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