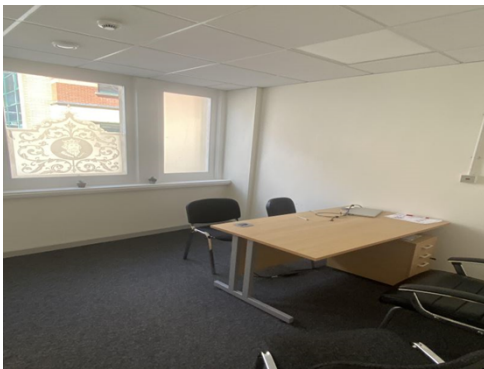




**Kings Chambers , 8 High Street, Newport, NP20 1FQ
£2,500 pcm | Available 31 January 2025 | 1 bedroom**



- **Unfurnished**
- **City Centre Location**
- **Unfurnished**
- **Fantastic Location**
-
- **EPC Rating**
[[EPCImages.EERImage.CurrentAsLetter]]

****FULL REPAIR AND INSURE TERMS**AVAILABLE 2025****

James Douglas are delighted to offer this large, 2,215 square foot office space available to rent. The property is offered on a 10-year lease, under full repair and insure terms and is available in 2025. Services are charged separately to rent. The unit is split into multiple smaller offices and comes with kitchen and toilet facilities that are finished to a high standard.

Annual Rent: £30,000

Monthly Rent: £2,500

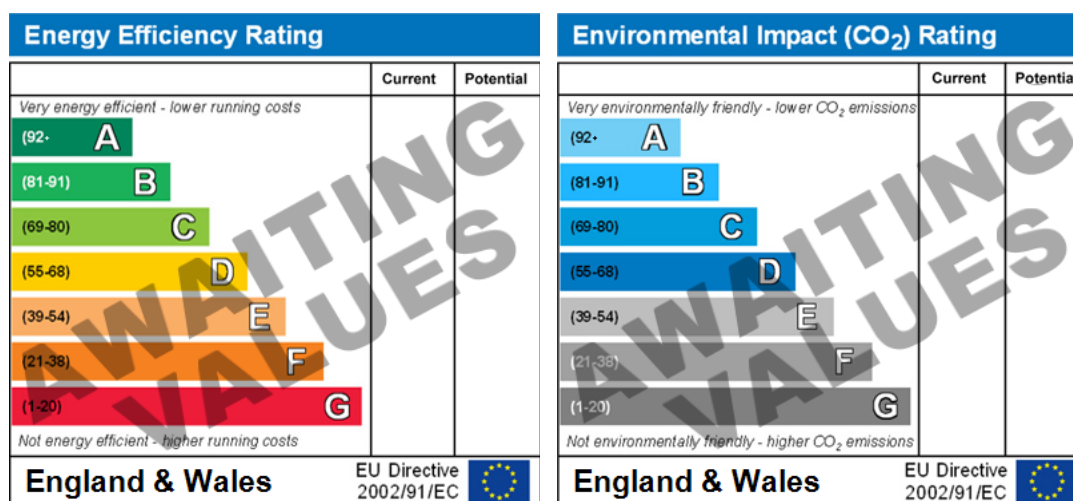
Deposit: £3,500

Application Fee: £400

EPC - E

Available: 2025

Services Charges paid separately to rent



Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to James Douglas)

- Holding Deposit: One week's rent
- Security Deposit: Usually a deposit equivalent to 5 weeks rent will be charged, except where the annual rent exceeds £50,000 (deposit equivalent to 6 weeks rent) or a pet is agreed at the property (additional deposit of £100 per pet)
- Rent Arrears. Chargeable from 7 days arrears, calculated on the interest at 3% above Bank of England base rate
- Payment for a breach of the tenancy agreement up to the prescribed limit

During the tenancy (payable to the landlord/managing agent if permitted and applicable)

- Utilities: gas, electricity, water
- Communications: telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

Other permitted payments

- Any other permitted payments, not included above, under the relevant legislation including contractual damages and for the loss of a key or other security device

Tenant protection: James Douglas Sales & Lettings and Student Living by James Douglas are members of Propertymark and Lonsdale Insurance Brokers Ltd (client money protection schemes), and members of The Property Ombudsman redress scheme. You can find more details on our website.

If you wish to rent a property as a company tenant, there is a £300 application fee.