



**Kings Chambers , 8 High Street, Newport, NP20 1QU**  
**£3,727.75 pcm | Available Now | 1 bedroom**



- **Furnished**
- 
- **EPC Rating**  
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**\*\*LARGE OFFICE SPACE\*\*AVAILABLE NOW\*\*NP20 AREA\*\***

James Douglas are delighted to offer this fantastic large open plan office space in Newport with 3 private office spaces which would be suitable for meetings/ break rooms. The office is in a fantastic location in Kings Chambers, in the heart of Newport City Centre surrounded by many other thriving businesses. The office is on the first floor of the building, there are also female toilet cubicles as well as male toilet cubicles. Disability access lift available.

Monthly Rent: £3727.75

Annual Rent: £44,733

Lease Type: Fully repair and Insure Lease

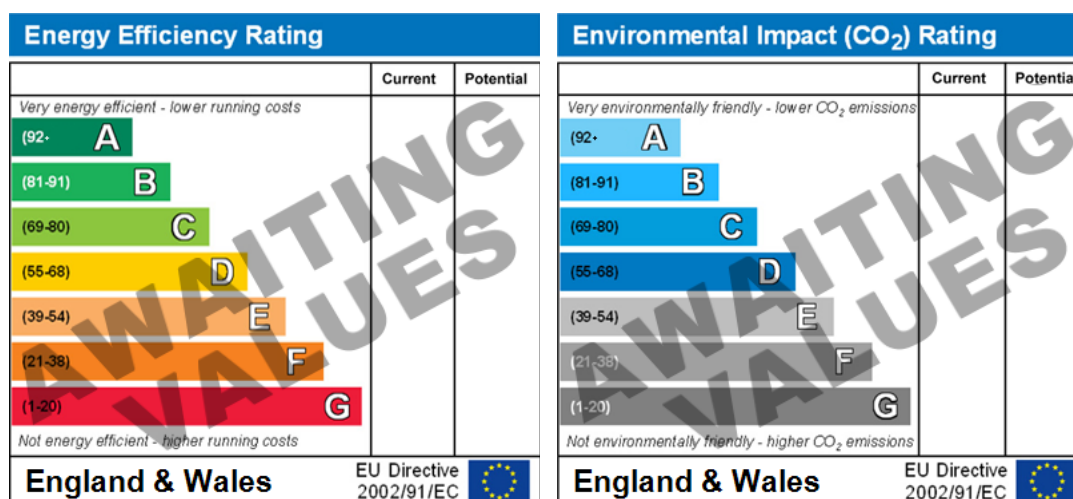
Application Fee: £400 + VAT

Monthly Rent: £3727.75

Annual Rent: £44,733

Lease Type: TBC

Application Fee: £400 + VAT



**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.**