

MODERN FIRST FLOOR OFFICES

TO BE LET

Approx. 230.4 sq m (2,480 sq ft)



LEWIS LANE
ABERGAVENNY
NP7 5BA

01633 212266

LOCATION

The premises are centrally located in the popular market town of Abergavenny. A short distance from the main retailing pitch of High Street and Frogmore Street.

Abergavenny benefits from good road communications being at the Junction of A40, A465 and A4042, giving good access to the M4 Motorway to the south, the M50/M5 and the Midlands and the A465, which is presently being duelled gives access to the Welsh Valleys.

DESCRIPTION

The building was constructed in the early 1990's with rendered elevations under a number of pitched tiled roofs.

The available accommodation is situated at first floor level and benefits from the following specification:-

- ◆ Open Plan.
- ◆ Electric Strip Lighting.
- ◆ Gas Central Heating.
- ◆ Perimeter and Floor Trunking.
- ◆ WC and Kitchen Facilities.
- ◆ Self Contained Pedestrian Access.

Three allocated parking spaces are provided to the rear of the building.

Viewing is highly recommended as this represents a rare opportunity of acquiring a good sized modern office suite in the centre of Abergavenny.

ACCOMMODATION

Approximate net internal floor area:

230.4 sq m - (2,480 sq ft)

TENURE

The accommodation is held under a lease for a term of 25 years from 25/03/93 at a passing rental of £23,535 p.a.x. and is available by assignment at a nil premium.

The lease is on effective full repairing and insuring terms and five yearly rent reviews.

LEGAL COSTS

The in-going tenant to be responsible for the superior landlord's reasonable legal costs incurred in processing an assignment of the lease.

VIEWING

Strictly by appointment with sole letting agents **LINNELLS**.

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MS/cb/03/472/04/08

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