

**HIRONS**

**MORGAN**

**& YAPP**

PROPERTY ADVISORS & CONSULTANTS

## To Let

High quality offices in a pleasant rural location on the outskirts of Monmouth



Watery Lane Monmouth



**(029) 20 388988**

## Location

The property is strategically situated at the heart of Monmouthshire on the outskirts of the market town of Monmouth.

The A449 dual carriageway provides fast and efficient links to the Midlands, the M4 and South Wales.

Monmouth town centre is a little over a mile away.

## Rates

Rates payable 2008/2009 £6500 per annum

## Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed. There will be periodic rent reviews.



## Description

The property comprises a barn conversion which has been designed to provide high quality office space in keeping with the delightful rural setting.

The layout is mainly open plan with a board room, kitchen and wc facilities.

The office is fully cabled and furniture is available if required.

Externally there is extensive on site parking.

## Accommodation

The property has a net internal area of 266 sqm (2865 sqft)

## Rent

The initial rent will be £41,540 per annum exclusive.

Our clients may consider subdividing the building to accommodate smaller requirements. Further details on application.

## VAT

VAT will be payable in addition at the prevailing rate.

## Further details

Contact Mark Hiron

The particulars contained within this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted in these particulars may be subject to VAT in addition.



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