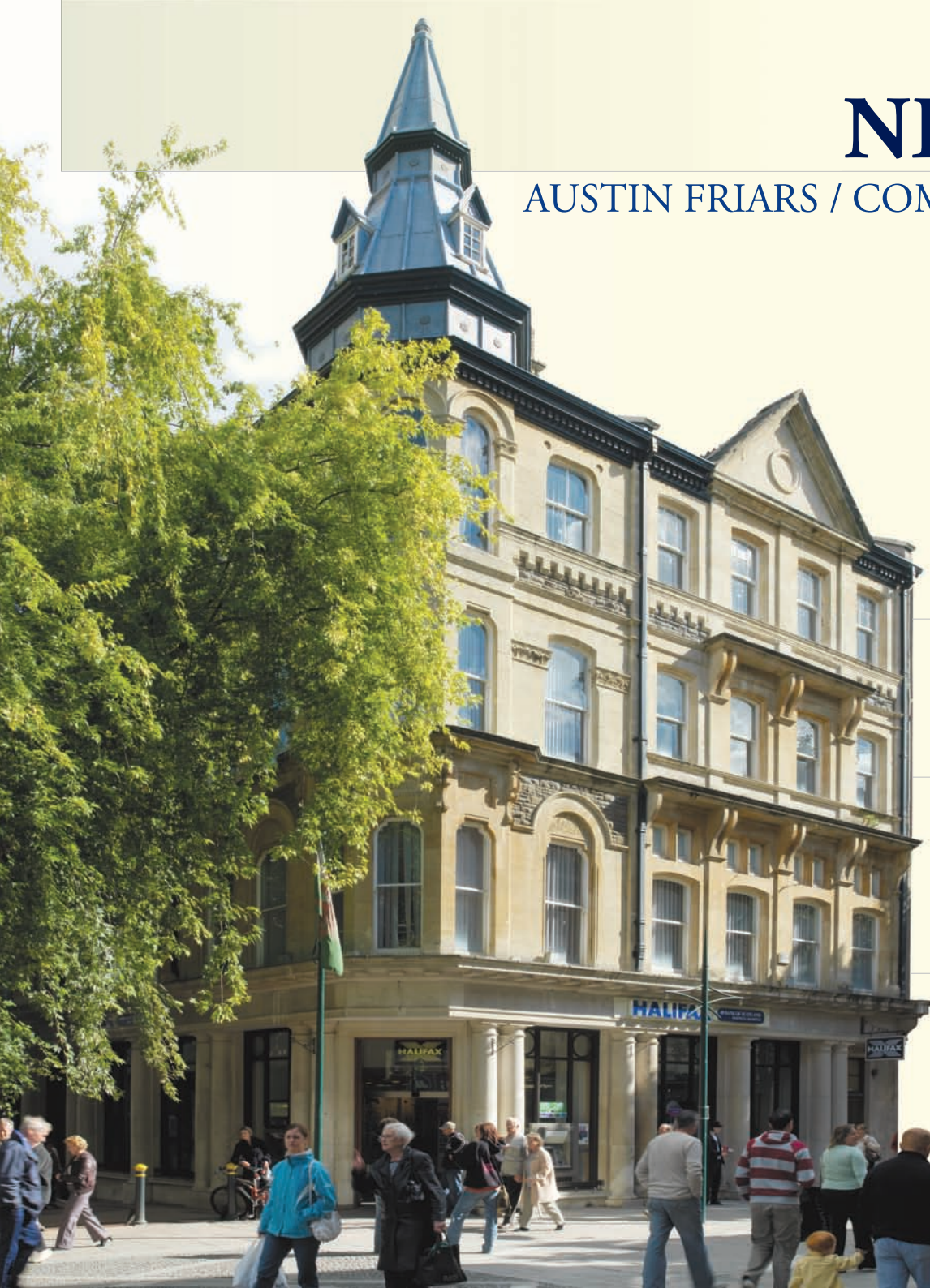


NEWPORT

AUSTIN FRIARS / COMMERCIAL STREET



THIRD FLOOR
1075 sq ft (100 sq m)

SECOND FLOOR
1210 sq ft (112 sq m)

FIRST FLOOR
1305 sq ft (121 sq m)



OPEN A2/B1 OFFICES TO LET

NEWPORT

AUSTIN FRIARS / COMMERCIAL STREET

SITUATION

Newport is the third largest city in Wales, strategically located between Cardiff and Bristol. The city has a resident population of approximately 137,000 and is currently undergoing major redevelopment and improvements.

LOCATION

The property is located in a prime prominent corner position where Commercial Street meets Austin Friars. The property will sit on the front of one of the main entrance points to the Friar Walk Shopping Centre which is earmarked to be constructed in 2009. Retailers in the vicinity include H&M Clothing, River Island, Topshop etc.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.



TENURE

The premises are available by way of a new 15 year effective full repair and insuring lease subject to 5 yearly rent reviews.

ACCOMMODATION

The property comprises of two shops as follows:-

FIRST FLOOR

1305 sq ft (121 sq m)

SECOND FLOOR

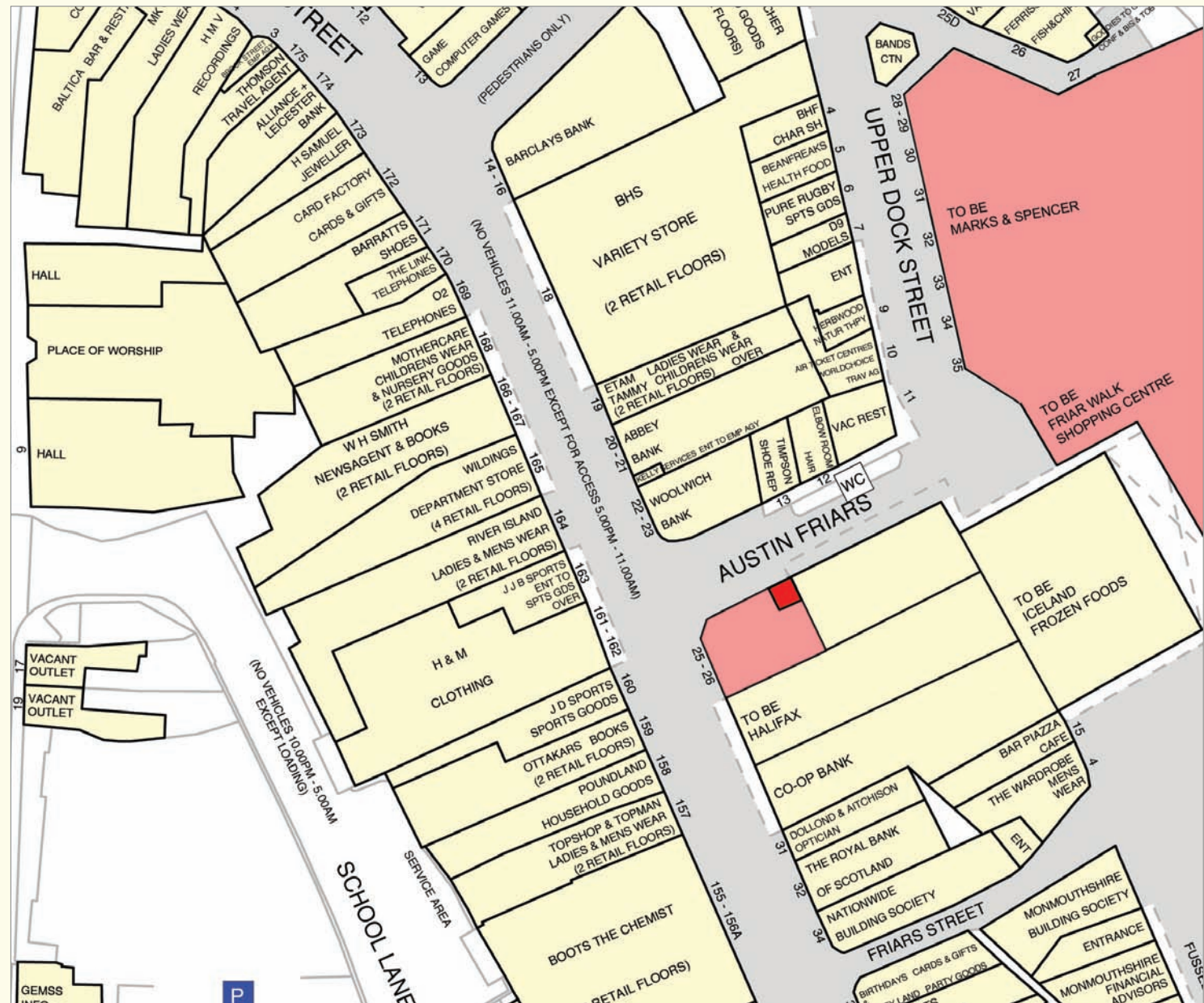
1210 sq ft (112 sq m)

THIRD FLOOR

1075 sq ft (100 sq m)

RENT

£12.00 psf



CONTACT

David Williams

Important notice relating to the misrepresentation act 1967 and the property misdescription act 1991. Emanuel Jones on their behalf and for the sellers or lessors of this property whose agents they are give notices that (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, not constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as the correctness of each of them. (iii) No person employed by Emanuel Jones has any authority to make or give any representation or warranty whatever in relation to this property. February 2008.

emanueljones
chartered surveyors
029 2081 1581
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