HUTCHINGS THOMAS
PROPERTY CONSULTANTS

Office Suites to Let



Rooms 201, 203 & 206
Churchgate House
8 Clytha Park Road
Newport, NP20 4PB

- Located within close proximity to Newport City Centre
- Excellent public transport links
- Secure entry system
- Access to shared kitchen and WC facilities
- On-street parking nearby

Location

Newport is located midway between Cardiff and Bristol and is one of the principle commercial centres in South Wales. The city benefits from excellent road communications lying immediately to the south of junctions 23 to 28 of the M4 motorway.

The property is situated just a short walk from the city centre; this property provides excellent access to local transport links—including the bus and railway stations. It commands a prominent corner position at the vibrant junction of Caerau Road and Clytha Park Road.

Nearby businesses include Newport Orthodontics Centre (opposite) and there is a Tesco Express convenience store approximately 30m away.

Description

The property comprises a substantial three storey semi-detached stone / brick Georgian building.

The ground floor is currently occupied by a Beauty Salon, with the current vacant accommodation being located at first floor level. The second floor is currently let and consists of office occupation.

The building benefits from a communal kitchen on the second floor with WC facilities available on both first and second floors levels.

The currently vacant rooms benefit from central heating, double glazed windows and laminate flooring and are ideally suited for either office or beauty businesses.

Planning

Given the current uses within the building, we would assume that alternative therapy / office uses would be allowed. However, we recommend that interested parties make their own enquiries to the local authority.

Local Authority - Newport City Council: Tel: 01633 656656

Accommodation

The available accommodation as follows has been measured on a net internal area basis in accordance with RICS Property Measurement, 2nd Edition, January 2018:-

1st Floor	sq m	sq ft
Room 201	10.19	110
Room 203	13.15	141
Room 206	15.28	165

Tenure & Terms

The rooms are available to let, individually or as a whole, by way of a lease direct with the landlord for a term of years to be agreed.

Quoting Rental

£22.00 per sq. ft per annum inclusive of VAT.

The above quoting rental is inclusive of heating, lighting and water but excludes the payment of Buildings Insurance and Business Rates.

Rateable Value

Effective date – 1st April 2026 to present:-

1st Flr, Room 201 8 Clytha Chamber, Clytha Park Road, Newport, NP20 4PB
Description: Office & Premises
Rateable Value: £1,550

1st Flr, Room 203, 8 Clytha Chamber, Clytha Park Road, Newport, NP20 4PB
Description: Office & Premises
Rateable Value: £2,150

1st Flr, Room 206, 8 Clytha Chamber, Clytha Park Road, Newport, NP20 4PB
Description: Office & Premises
Rateable Value: £2,425

Please note that Hutchings & Thomas cannot confirm the level of any payments to the Local Authority and some occupiers may qualify for "small business relief" which will provide a discount or full exemption on the above figures. Interested parties should contact Newport City Council for more information – **www.newport.gov.uk**

Energy Performance Rating

The EPC Certificate that has been provided indicates that the subject property will fall within the acceptable energy performance range for the purposes of the Act, being rated as C / 63. (Certificate N° 8605-2021-2658-1585-5415. Valid until 22nd November 2031). A copy of the certificate is available upon request.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Hutchings & Thomas will require any tenant / purchaser to provide proof of identity along with any other required documents.

Contact

For more information contact Haydn Thomas:

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Important Notice
Hutchings & Thomas gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contact.2. Any information contained here in (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any area, measurements or distances referred to herein are approximate only. 6. Where these is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulation or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not be way of statement of fact.