

# Serviced Office Space UK

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## 44 Argyle Street

### Newport (Gwent) NP20 5NE



The City of Newport is located in a prime strategic location close to the border of England and Wales. It benefits from excellent access to the M4 motorway and wider motorway network and provides regular train services to London Paddington. The City has an immediate population of approximately 137,000. Newport hosted the Ryder Cup in 2010, and this has led to many improvements being carried out to the City. The property is located on Argyle Street within 1 mile of the city centre and all the amenities it has to offer. Transport links are very good with junctions 25a and 26 of the M4 motorway within approximately 1.5 miles. Newport railway station and bus station are also within walking distance. The surrounding area provides a mixture of residential, office and industrial users.

The property provides self-contained ground floor office accommodation of 1,457 sq ft and stores of 161 sq ft. The layout provides a number of large open-plan areas together with a number of cellular offices/meeting rooms. A kitchenette and male and female toilets are also provided, together with a storage room. The accommodation benefits from gas central heating, double glazing, strip lighting, carpeting and a mixture of perimeter trunking and wall mounted power and data sockets. On-street parking is available immediately outside the property.

### transport links

<b>Underground</b>	N/A
<b>Train Station</b>	Subway Cwmbran
<b>Road Link</b>	N/A
<b>Airport</b>	Cardiff City Heliport

### Leased Spaces

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- **Price** : Â£6 pcm
- **Min Price** : Â£6 pcm
- **Total Size** : 1618 sq ft