



7 CHURCH STREET, MONMOUTH, NP25 3BX

LICENSED OFFICES

Monthly Inclusive Rent

- Serviced Offices Available on Flexible Terms - Single Offices to Larger Suites
- Accessed directly from Public Car Park to Rear
- Situated in heart of Town Centre of Monmouth
- Monmouth is ideally situated with easy access to South Wales & Midlands

Chartered Surveyors and Commercial Property Agents

jonathan 
preece

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Tel: 01989 768555

Trenchard House, Edde Cross Street, Ross-On-Wye, Herefordshire, HR9 7BZ

LOCATION

Church Street is situated in the very heart of the market town of Monmouth, being pedestrianised and designated as the 'Independent Quarter' of the town amongst offices, restaurants, cafes and independent retailers.

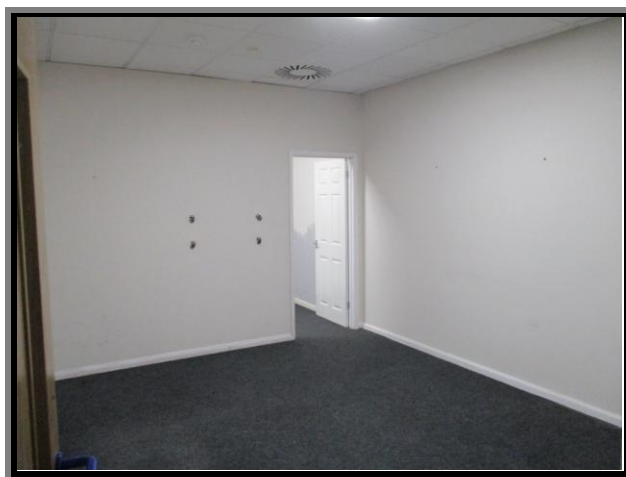
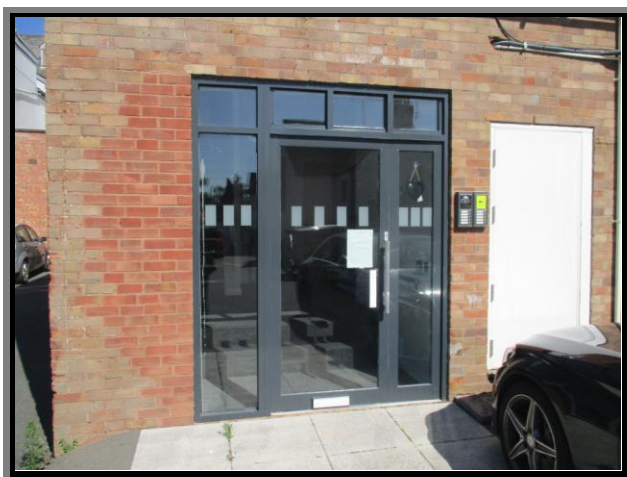
Monmouth is ideally situated with easy access to A449/A40/M50/M5 & A40/M4 to South Wales and the Midlands.

ACCOMMODATION

The ground floor serviced offices are accessed from a public car park to the rear and offer recently refurbished offices ranging from small single offices to larger suites.

The monthly rental includes:

- Heat, Light, Power
- * Furniture Available
- Fibre Broadband
- 24 Hour Access
- Office cleaning
- Kitchen Area



TERMS

Flexible terms are available on 6/12 month licenses

VIEWINGS

By prior appointment with the Letting Agents, Jonathan D Preece, Surveyors & Commercial Agents 01989 768555

PARKING

A public Car Park is situated to the rear of the premises

Services, Fixtures, Equipment, Buildings & Land - none of these have been tested by Jonathan D Preece Ltd. Any interested party will need to satisfy themselves as to the type, condition and suitability for purpose.

MISREPRESENTATION ACT

These particulars are prepared with care, but are not guaranteed and do not constitute, or constitute part of, an offer or contract. Intending purchasers must satisfy themselves of these particulars' accuracy by inspection or otherwise, since neither the vendor, nor Jonathan D Preece Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither Jonathan D Preece Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them and we will endeavour to verify such information.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements