



SINGLETON COURT BUSINESS PARK, WONASTOW ROAD MONMOUTH NP25 5JA

TO LET - SERVICED OFFICES

INCLUSIVE RENT + VAT

- Professional Furnished Offices available from single office to large suite
- Reception Services, Conference Facilities on Flexible Terms
- Fully DDA Compliant with On-Site Secure Parking
- Situated on edge of Monmouth providing access to excellent road network

Chartered Surveyors and Commercial Property Agents

jonathan 
preece

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

LOCATION

Singleton Court Business Park is situated on Wonastow West Industrial Estate and is located on the edge of Monmouth town, providing excellent access to the A40/M4 and M5 to South Wales and The Midlands

ACCOMMODATION

Singleton Court is family-run business and offers a professional business environment with a variety of accommodation ranging from one-person start-ups to large open plan suites.

The furnished offices are fully DDA compliant and clients receive full use of reception services including telephone answering and meeting of visitors. Meeting rooms and conference facilities are available with detail on request.

RENTAL The monthly rental includes:

- Heat, Light, Power
- Fibre Broadband
- 24 Hour Access
- Office cleaning & On site maintenance
- Free Secure Parking
- Reception Services, Telephone Answering, Meeting and Greeting Visitor and daily mail sorting
- Kitchen Areas
- Disabled Access & Lifts
- CCTV, Fully alarmed 24hr Security & Red Care fire alarm system
- Tea and Coffee Vending machine & Chilled water and Confectionary facilities

LEASE TERMS Terms are based on an easy-in/easy-out 6 or 12 monthly licence with longer-term agreement if required.

SERVICES Clients can install their own telephone and broadband connections if required

VIEWING Strictly by prior appointment with the Letting Agents, Jonathan D Preece on 01989 768555



IMPORTANT NOTICES

Services, Fixtures, Equipment, Buildings & Land – none of these have been tested by Jonathan Preece Surveyors. Any interested party will need to satisfy themselves as to 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 Preece Surveyors, shall be responsible for statements or representations made. The Vendor does not make or give, and neither Jonathan Preece Surveyors 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