

To Let

Surplus 2nd floor office space



PAGEFIELD HOUSE, 24 GOLD TOPS, NEWPORT NP20 4PG

- LOCATED IN NEWPORT'S PREMIER OFFICE DISTRICT
- OFFICE SPACE AVAILABLE 87.36 SQ M (939 SQ FT)
- 4 PARKING SPACES INCLUDED

Location

The subject property is located on Gold Tops and near to Newport's Civic centre, the area is particularly popular with professional firms such as solicitors, accountants and Chartered surveyors. Access is good both to the city centre and to the motorway at junction 26 and junction 27.

Description

The property comprises a detached building on ground, first and second floors constructed on a slightly sloping site.

The ground floor which has DDA access at the rear from the car park is currently let but we understand any tenant can use the board room and kitchen facilities on the ground floor. The first floor is also let.

The second floor provides four offices, benefitting from new carpet throughout, woodchip wallpaper and strip lighting. We understand preference would be to let the second floor as a whole to one individual rather than four separate units.

Four parking spaces will be provided with the second floor office space.

Accommodation

The following areas have been measured to RICS guidelines:-

	sqm	sqft
SECOND FLOOR		
Office 1	19.54	210
Office 2	18.05	194
Office 3	22.71	244
Office 4	27.06	291
TOTAL	87.36	939

Tenure & Terms

We are quoting and all inclusive rental of £11,500 per annum. No VAT is payable.

Service Charge

A service charge is payable in regards to standard Landlord outgoings to the premises, including such items as maintenance of the building, insurance etc, more details are available upon request.

Rateable Value

£7,087 (2010 list)

Legal Costs

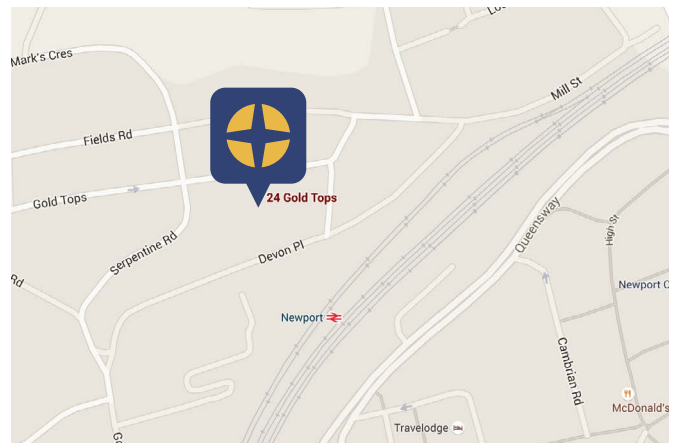
Each party is to be responsible for their own legal costs.

VAT

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

Viewing

Strictly by appointment with sole agents Hutchings & Thomas.



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

86

This is how energy efficient the building is,



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