

TO LET

HIGH QUALITY OFFICE BUILDING
IN UNIQUE SETTING WITHIN
NEWPORT CITY CENTRE



PALACE HOUSE

ST. WOOLOS

NEWPORT • SOUTH WALES

NP20 4EA

- Un-rivalled unique location
- 2 acres of grounds for recreation/expansion
- Recently fully refurbished
- Suitable for a variety of occupiers/uses



Approx. 469.45 sq m (5,053 sq ft) on 0.8 hectares (2 acres)



LOCATION

Palace House is strategically situated in St Woolos opposite the Cathedral in close proximity to Newport city centre

Junction 27 of the M4 Motorway is approximately 1.6 kilometres (1 mile) from the subject property.

DESCRIPTION

Palace House was the former residence of the Bishop of Monmouth and is a Grade II listed building of architectural and historic importance.

The building is detached of traditional construction under a number of pitched tiled roofs. Internally, the property provides open plan and cellular office accommodation which has recently been extensively refurbished.

To the front elevation is a car parking area (50 spaces) with hardcore together with landscaped gardens of 2 acres incorporating mature trees and woodland area. The property is accessed via a private driveway from Stow Hill.

The property is also suitable for a number of alternate uses to include:

- nursery / creche
- education
- doctors surgery
- healthcare

(subject to obtaining the necessary planning consents).

ACCOMMODATION

We property provides the following approximate net internal floor areas:

Ground Floor	195.03 sq m	2099 sq ft
First Floor	192.19 sq m	2069 sq ft
Basement	82.23 sq m	885 sq ft
TOTAL	469.45 sq m	5053 sq ft



Plans are for identification purposes only. Not drawn to scale.

TENURE

The property is available on a new lease for a term of years to be agreed.

RENTAL

Upon application.

DEVELOPMENT POTENTIAL

The existing building and extensive grounds have potential for redevelopment subject to the necessary planning consents.

Further information is available upon request.

RATING

We are advised of the following information:

Rateable Value: £27,750

Any prospective occupier is advised to make their own enquiries of the Valuation Office. The web address is www.voa.gov.uk

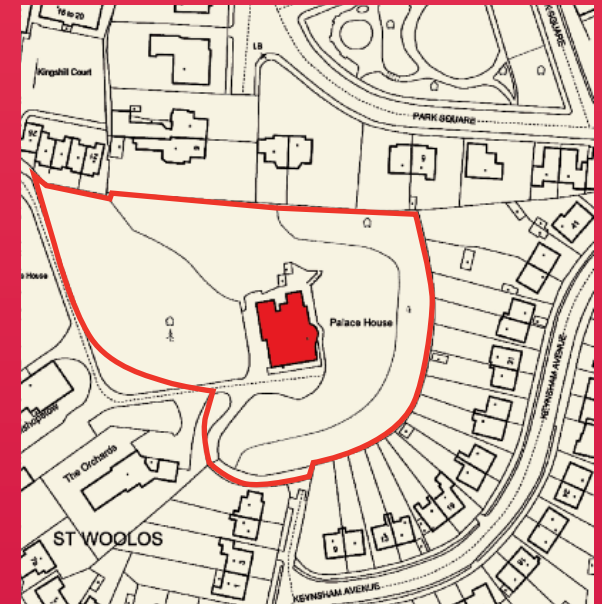
LEGAL COSTS

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



PALACE HOUSE

ST. WOOLOS • NEWPORT



VIEWING/FURTHER INFORMATION

Please contact the joint agents:



Contact: Mark Steven
Email: mark@linnellspc.co.uk

Contact: David Jones
Email: dj@hutchings-thomas.co.uk

Misrepresentation act 1967

Linnells and Hutchings and Thomas for themselves and for the vendors or lessors of this property for whom they act, give notice that: 1. these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or part of an offer or contract; 2. Linnells and Hutchings and Thomas cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; 3. no employee of Linnells or Hutchings and Thomas has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; 4. rents quoted in these particulars may be subject to VAT in addition; 5. Linnells and Hutchings and Thomas will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and 6. the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Design and print by Carrick • Tel: 01443 843 520 • www.carrickcreative.co.uk