

# TO LET



## Goldfields House 18a Gold Tops, Newport, South Wales, NP20 4PH

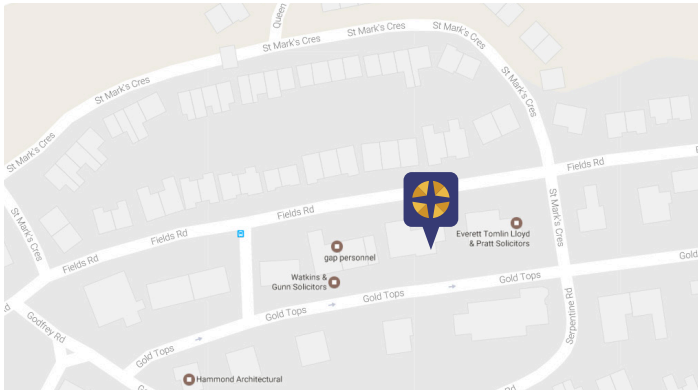
- Ground floor office suite available
- NIA 1,288 sq ft (119.66 sq m)
- Self contained kitchen & WC's
- Parking
- Door entry system
- Becoming available January 2018, possibly earlier if required

## Location

The property is situated to the rear of Gold Tops fronting Fields Road, within Newport's well established professional and business district.

Newport City Centre is located approximately 0.25 miles to the south as is the Newport Train Station.

Surrounding occupiers include Cintec, Network Rail, Abbeyfields, various Architects, Solicitors, Surveyors and Accountants.



## Description

Goldfields House comprises a semi-detached two storey office building of traditional construction rendered and painted to the external elevations under a pitched tiled roof.

Internally, the available office to the ground floor has been fully refurbished to provide open-plan accommodation with carpeted floors, plastered and painted walls, suspended ceilings with recessed lighting to the ground floor and perimeter trunking.

This is a self-contained suite with modern kitchen and WC's accessed from within the suite.

Car parking is available to the front elevation with 5 allocated spaces for Suite 1.

## Accommodation Table

Area	Sq Ft	M <sup>2</sup>
<b>Ground Floor</b>		
Suite 1	1288	119.66
<b>First Floor</b>		
Suite 2	LET	LET
Suite 3	LET	LET

## Energy Performance Asset Rating

More energy efficient

**A+**

Net zero CO<sub>2</sub> 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

**93**

This is how energy efficient the building is.

## Car Parking

Five parking spaces are available with Suite 1.

## Tenure & Terms

We are quoting a rental of £15,000 per annum exclusive of VAT.

## Rateable Value

£13,250 (2017 list).

## Legal Costs

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

## VAT

All figures quoted are exclusive of VAT to which they may be liable at the prevailing rate.

## Viewing

Strictly by appointment with sole agents Hutchings & Thomas.

## Contact

For more information contact Haydn Thomas or Fiona Weaver:

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