

# To Let



## Suite 2.3 2nd Floor, The Estates Office 25-26 Gold Tops, Newport NP20 4PG

- Located within Newport's premier Office district
- On Site Parking (1 parking space to be allocated with the demise)
- 2nd Floor Suite totalling approximately 43 m<sup>2</sup> / 458 sq. ft NIA

## Location

The subject property is situated on Gold Tops which remains the premier business district of Newport. The area comprises a mixture of office users including Local Government Bodies, Solicitors, Surveyors, Accountants, and other professional practices. It is also within close proximity of Newport Railway Station and main Bus Station.

The premises are well positioned with regards to access to the M4 motorway at junctions 25, 25a and 26.

The property is set in a highly prominent position at the corner of Pentonville and Gold Tops and the office enjoys panoramic views over the City of Newport.

## Description

The building offers a unique slice of Newport History and some of the most attractive office space in Newport. The stunning offices have been refurbished retaining many of the original features and maintaining the charm of this Grade II listed building.

The available office suite is located on the second floor.

## Accommodation

The accommodation as follows has been measured on a net internal area basis in accordance with RICS Property Management, 2nd Edition, January 2018:-

Room	sq m	sq ft
Suite 2.3	43	458

## Car Parking

One car parking space.

## Tenure & Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Quoting Rental

We are quoting a rental of £9,200 per annum. The quoting rental includes all elements of utilities, common area cleaning, lighting, and heating etc. but excludes commercial rates, phone lines and IT.

## Energy Performance Rating

EPC Band – further details available in due course.

## Rateable Value

Interested parties are asked to make their own enquiries by contacting the local authority, Newport City Council – www.newport.gov.uk.

## 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.

## Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Hutchings & Thomas will require any tenant / purchaser to provide proof of identity along with any other required documents.

## Viewing

Strictly by appointment with sole agents Hutchings & Thomas.

## Contact

For more information contact Haydn Thomas:

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### Important Notice

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