

For Sale Freehold



Oak House Celtic Springs Newport NP10 8BD

- Located on Newport's Premier Business Park
- Excellent Access to Jct 28 of the M4 motorway
- 50 N° Allocated Parking Spaces
- Total NIA approx. 1,410.6 m² / 15,184 sq ft

Location

Celtic Springs is situated in a prime strategic location benefitting from excellent access to the M4 motorway and wider motorway network via Junction 28. The property is within close proximity to Newport City Centre (2 miles), Cardiff (10 miles), Swansea (45 miles) and Bristol (35 miles).

Celtic Springs is one of South Wales' premier business parks with established occupiers including: EADS, HM Prison Service, Wales & West Utilities together with two hotels, a children's nursery, and adjacent public house.

Newport City Centre benefits from a main line railway station with regular services to London Paddington and to Cardiff, Swansea and Bristol.

Description

Oak House comprises a two-storey office building which has been constructed to a high specification.

The building has the following specification: -

- Open plan floor plates
- VDU compatible lighting
- Passenger Lift
- Gas central heating
- Fully accessible raised floors
- Suspended ceilings
- Fully DDA Compliant
- Total Net Internal area; 1,410.6 m² (15,184 sq. ft)

Accommodation

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

Approx. NIA	sq m	sq ft
Ground Floor (suite 1)	257.6	2773
Ground Floor (suite 2)	448.5	4828
1 st Floor (suite 3)	323.7	3484
1 st Floor (suite 4)	380.8	4099
Total	1,410.6	15,184

Car Parking

There are 50 car parking spaces available with the offices, a ratio of 1 space per 29.9 sq. m (322 sq. ft).

Tenure & Terms

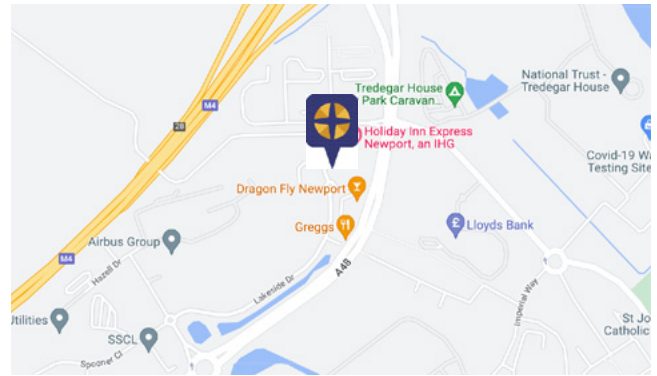
The freehold of the premises is available to purchase alternatively our clients would consider the letting of part or the remainder of the unoccupied space.

Price; Our clients are seeking offers in excess of £1.3 million pounds for the property.

Rent; Upon application.

Service Charge

A service charge will be levied for the maintenance of the estate, full details to be given on request.



Current Tenancy

Ground floor suite 2 is let to Welsh Ministers on a 5-year sublease expiring on the 27th September 2023. The rent passing is £53,000 per annum exclusive. A copy of the lease can be made available upon request.

Energy Performance Rating

The EPC Certificate that has been provided indicates that the subject property will fall within the acceptable energy performance range for the purposes of the Act, being rated as B / 50. (Certificate N° 9623-3070-0517-0290-4895 Valid until 21st October 2029). A copy of the certificate is available upon request.

Rateable Value

Please note that Hutchings & Thomas cannot confirm the level of any payments to the local authority. All interested parties should make their own enquiries with the local authority Newport City Council – www.newport.gov.uk.

Legal Costs

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

VAT

The building has been elected for VAT so will be payable on the purchase price.

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.

Contact

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Important Notice

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**HUTCHINGS
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