

To Let



Offices to Let Transport House Cardiff Road Newport, NP20 2EH

- Prominent location on main City Centre thoroughfare.
- 14 N° on-site parking spaces.
- From 347 sq. ft / 2,843 sq. ft (32.24 m² / 264.11 m²).
- Available in whole or part.

Location

The subject premises are located on Cardiff Road a main arterial link road from Newport City Centre to its western suburbs and the M4 motorway and Cardiff beyond.

The local area comprises a mixture of uses including retail, office, and other commercial operations. The premises are located within close proximity to the Royal Gwent Hospital and a well-established residential area.

Description

The property comprises a detached office building of brick construction with a mixture of flat and pitch slate roof.

The offices are arranged over ground, 1st and 2nd floor levels and are capable of sub-division and sub-letting.

The offices have suspended ceilings with inset lighting together with UPVC windows and are gas centrally heating throughout.

Accommodation

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

Ground Floor	sq m	sq ft
Ground Floor	128.6	1385
1 st Floor	98.56	1061
2 nd Floor	36.95	397
Total GIA	264.11	2,843

Car Parking

14 N° on-site parking spaces.

Tenure & Terms

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

Quoting Rental

Upon application.

Service Charge

If the property is let in part the ingoing tenant will be liable to pay a service charge for the standard Landlord's outgoing i.e., upkeep of the external fabric of the premises and common parts. Further details are 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 D / 78. (Certificate N° 5781-8455-4065-8888-7691. Valid until 19th July 2032). A copy of the certificate is available upon request.

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.

Contact

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