

To Let



Ground Floor Offices 23a Gold Tops Newport, NP20 4PG

- Located in Newport City Centre's Premier Office District
- Self-contained ground floor offices
- Measuring approximately 550 sq. ft / 51.15 m²
- 4 N° Car Parking spaces

Location

Newport is a cathedral and university city which is located 12 miles northeast of Cardiff and 31 miles northwest of Bristol. Newport is one of South Wales's primary commercial centres with an approximate resident population of 137,000 with a wider catchment population of 478,000 within a 30-minute drive.

The subject premises are situated in 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 property is located approximately 0.5 miles northwest of Newport City Centre and circa 1 mile south of junction 26 and circa 2 miles east of junction 27 of the M4 motorway.

Description

The subject property comprises of ground floor self-contained office space comprising three separate office areas with self-contained WCs and small kitchenette. The suite is heated by way of an electric boiler.

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
Office 1	24.46	263
Office 2	16.98	183
Office 3	9.71	104
Kitchenette	-	-
WC	-	-
Total	51.15	550

Car Parking

Four car parking spaces are allocated with demise.

Tenure & Terms

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

Quoting Rental

£8,000 per annum inclusive (however exclusive of rates and electricity).

Service Charge

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

Further details 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.

Viewing

Strictly by appointment with sole agents Hutchings & Thomas.

Contact

For more information contact Haydn Thomas or Mark Steven:

Haydn Thomas

01633 214 444

ht@hutchings-thomas.co.uk

NP Linnells Property Consultants



Contact: Mark Steven

01227 770 587

Telephone: 01633 212266

mark.steven@nplinnells.co.uk

Important Notice

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**HUTCHINGS
& THOMAS**
PROPERTY CONSULTANTS

Phone: 01633 214 444
info@hutchings-thomas.co.uk