

**TO LET**



**Suite 3  
Goldfields House  
18a Gold Tops  
Newport, NP20 4PH**

- Located in Newport City's Premier Office District
- Refurbished Office Suite
- 491 sq. ft / 45.61 m<sup>2</sup> (net internal area)
- Dedicated onsite Parking for 4 vehicles
- Door Entry System
- Immediately available

## Location

The subject premises are situated adjacent to Gold Tops fronting Fields Road. Gold Tops 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 proximity of Newport Railway Station and main Bus Station having good access to junction 25a of the M4 motorway.

## 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 offices have been refurbished to provide quality, self-contained, open plan office space.

Suite 3 comprises part of the first floor of the property, and has carpeted floors, plastered and painted walls/ceilings and strip lighting, with perimeter trunking.

The existing kitchen area and WC facilities located on the 1st floor are shared with Suite 2.

## Accommodation

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

Room	sq m	sq ft
Suite 1	LET	LET
<b>1st Floor</b>		
Suite 2	LET	LET
Suite 3	491	45.61

## Car Parking

Four dedicated car parking spaces are demised with the available suite.

## Quoting Rental

Rent upon application.

## 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 C / 66. (Certificate N° 9392-3099-0332-0690-0875 valid until 29th November 2027). 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 and any further enquiries will need to be made to Newport City Council – www.newport.gov.uk.

## Tenure & Terms

Available by way of a new tenancy agreement for a term of years to be agreed.

## Legal Costs

Each party 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

For more information contact Haydn Thomas:

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### Important Notice

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