

# To Let



## Ground Floor Offices 1 Gold Tops Newport, NP20 4PG

- Located in Newport City Centre's Premier Office District
- Extensive on-Site Parking
- Gas Centrally Heated
- Total net internal area 498.31 m<sup>2</sup> / 5,364 sq. ft
- Passenger Lift
- Flexible space available to suite individual needs
- Suitable for alternative use (subject to planning)

## 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 property comprises a detached three storey purpose-built modern office building constructed of solid brick construction with slate cladding to the second and third storey elevations. Windows are double glazed UPVC units throughout.

Internally the premises has a pedestrian access into a central stairwell and lift area which leads to all office levels. The ground floor lobby area provides disabled WC facilities with male and female WCs on the first and second floors, respectively.

The accommodation on the first and second floors have a mixture of open plan and cellular offices. However, our clients are prepared to consider subdivision of the space to suit individual needs.

The property is electrically heated having air conditioning throughout. Each floor has a self-contained kitchen with an additional shower facility to the second floor.

The ceilings are of suspended design with recessed VDI lighting throughout the property.

## 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
Ground Floor	99.81	1074
Part Ground Floor	LET	LET
First Floor	LET	LET
Second Floor	LET	LET
<b>Total</b>	<b>240.31</b>	<b>2,587</b>

## Quoting Rental

The rental will be determined by the amount of space taken and lease length. The landlord will also consider turnkey packages for individual tenants and in most cases will look to rentalise the cost of any bespoke works. This can be agreed by negotiation with the landlord's agent on a case-by-case basis.

## Service Charge

The ingoing tenant will be liable to pay a service charge for the standard Landlord's outgoings 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 C / 55. (Certificate N° 4847-4258-1344-0883-0896. Valid until 2nd August 2031).



### Important Notice

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## Rateable Value

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

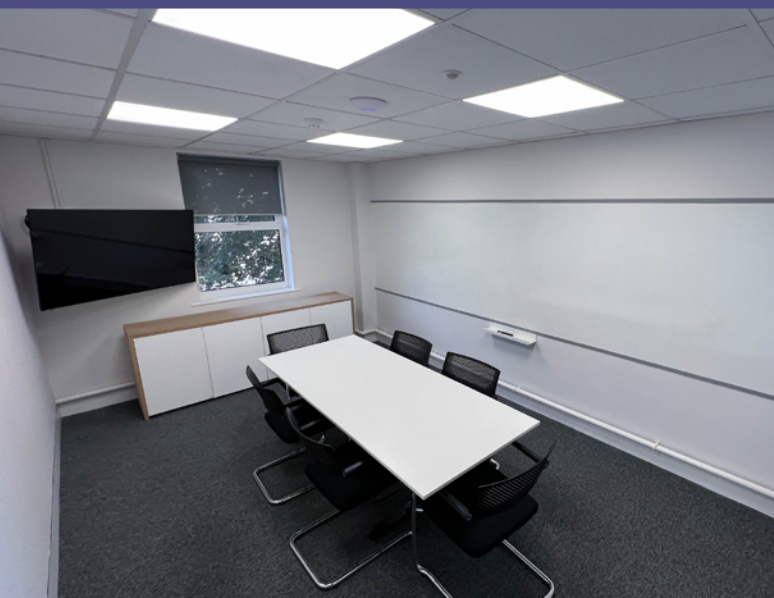
## Contact

For more information contact Haydn Thomas:

**Haydn Thomas**

01633 214 444

[ht@hutchings-thomas.co.uk](mailto:ht@hutchings-thomas.co.uk)



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**HUTCHINGS  
& THOMAS**  
PROPERTY CONSULTANTS

Phone: 01633 214 444  
[info@hutchings-thomas.co.uk](mailto:info@hutchings-thomas.co.uk)