

# Office Space to Let



## Oak House Celtic Springs Newport NP10 8BD

- Located on Newport's Premier Business Park
- Excellent Access to Junction 28 of the M4 motorway
- On Site Car Parking
- Space available from 257.60 m<sup>2</sup> / 2,773 sq. ft - 962.10 m<sup>2</sup> / 10,356 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 and Wales & West Utilities together with Greggs Plc, Holiday Inn Hotel, a Children's Nursery, and adjacent public house, The Dragonfly.

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

## Accommodation

The following available accommodation 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)	LET	LET
1 <sup>st</sup> Floor (suite 3)	323.7	3484
1 <sup>st</sup> Floor (suite 4)	380.8	4099
<b>Total</b>	<b>962.1</b>	<b>10,356</b>

## Car Parking

Car parking is available with the offices, at a ratio of circa 1 N° space per 29.9 m<sup>2</sup> (322 sq. ft).

## Tenure & Terms

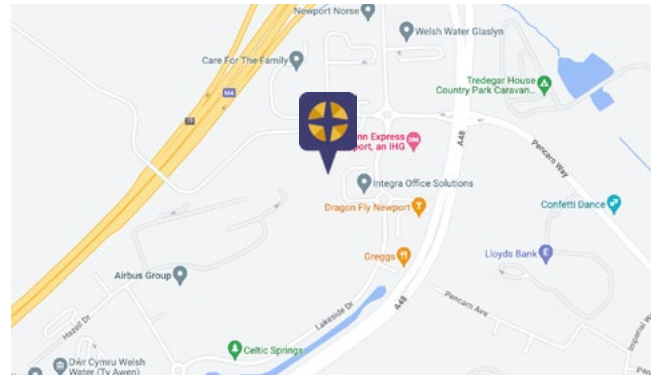
The premises will be available by way of new full repairing and insuring agreements for a term of years to be agreed.

## Quoting Rent

£11.00 per sq. ft per annum exclusive.

## 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 elements 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 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

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

Hutchings & Thomas gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained here in (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any area, measurements or distances referred to herein are approximate only. 6. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulation or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not be way of statement of fact.

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