

TO LET



Ground & 1st Floor Offices Lanyon House Mission Court, Usk Way Newport, NP20 3DW

- Modern Office Space
- Available as a whole or Floor by Floor
- Onsite Parking
- Lift access
- Car Charging Points

Location

The subject property is situated to the southern edge of Newport city centre and forms part of the Mission Court development which comprises several office buildings of modern construction.

Neighbouring occupiers include Newport Magistrates Court, The Passport Office and Newport City Homes.

The property is accessed from Usk Way which leads onto junction 26 of the M4 motorway to the north by the A4042 and to the Southern Distributor Road to the south which links junctions 23 and 28 of the M4 motorway.

The building is within a short walk of the local Asda store, Greggs as well as Friars Walk Shopping Centre and Newport Train and bus Station.

Description

Lanyon House comprises a modern, four storey detached purpose-built office building of steel frame construction having 'K' rendered elevations in the main having anodised aluminium windows and curtain walling throughout together with a large, glazed stairwell at the main entrance. Each floor has a balcony with a metal balustrade arranged over ground, first, second and third floors with associated parking at the front of the property.

The offices are served by a communal area comprising of a main entrance hallway at ground floor level with communal WCs and lift access to all floors.

The ground floor accommodation is cellular in nature comprising of a reception area with an open plan central office and circa six sub divided offices to each side.

The first-floor accommodation is more open plan in nature although does provide some cellular accommodation of varying sizes.

Accommodation

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

Room	sq ft	sq m
Ground Floor	2603	241.9
First Floor	2695	250.4

Car Parking

Car parking is available, at a ratio of circa 1 N° space per 40.9 m² (441 sq. ft).

EV Chargers

There are two charger units in the carpark of Lanyon House. One for Whitehead use and one for tenant / tenants (ground & first floor) use. Each charger is connected to their respective metered distribution board.

Each charger unit is connected to a 3 phase 63-amp circuit and has two 3 phase 30A outlets. The charger is connected to a cloud-based management system and individual use can be administered and monitored from this system. Each user can be assigned a fob or code to activate the charger.

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 Rental

£12.50 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 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 / 50. (Certificate N° 9935-1815-7791-0964-5498 Valid until 27th February 2033). 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.

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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Important Notice

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**HUTCHINGS
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