

To Let



Suite 2.4 2nd Floor, The Estates Office 25-26 Gold Tops, Newport NP20 4PG

- Located within Newport's premier Office district
- 2nd Floor Suite totalling approximately 43 m² / 458 sq. ft NIA

Location

The subject property is situated on 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 premises are well positioned with regards to access to the M4 motorway at junctions 25, 25a and 26.

The property is set in a highly prominent position at the corner of Pentonville and Gold Tops and the office enjoys panoramic views over the City of Newport.

Description

The building offers a unique slice of Newport History and some of the most attractive office space in Newport. The stunning offices have been refurbished retaining many of the original features and maintaining the charm of this Grade II listed building.

The available office suite is located on the second floor.

Accommodation

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

2 nd Floor	sq m	sq ft
Suite 2.4	36.97	398

Tenure & Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Quoting Rental

We are quoting a rental of £25.00 per sq. ft per annum. The quoting rental includes all elements of utilities, common area cleaning, lighting, and heating etc. but excludes commercial rates.

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 / 74. (Certificate N° 4132-8781-5934-5946-0288. Valid until 18th June 2034). A copy of the certificate is available upon request.

Rateable Value

Current Rateable Value - £2,900 (1st April 2023 to present)
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:

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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.

**HUTCHINGS
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