

# To Let - First Floor Office Suite



## The Stables 25-26 Gold Tops Newport NP20 4PG

- Prominent location within the premier business district of Newport
- Within easy walking distance to the city centre and main bus station & railway station
- Total NIA 29.63 m<sup>2</sup> - 319 sq. ft

## Location

The Stables building occupies a commanding position being situated directly behind the main building, namely The Estates Office within the traditional professional area of Gold Tops, and benefits from excellent public transport links, as well as the local road network, and the amenities Newport city centre has to offer.

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 site is located within easy walking distance to retail and leisure uses in the city centre via the recently opened footbridge connecting Devon Place and Mill Street with Queensway a short walking distance away.

## Description

The Stables building offers standalone office space in a unique period building. The property is available in part or whole and arranged over two floors with ground floor WCs and kitchen facilities.

The offices have gas central and perimeter power and IT trunking. On site parking is available to the property.

## Accommodation

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

FLOOR	sq m	sq ft
Ground Floor	LET	LET
First Floor		
Office 1	LET	LET
Office 1	29.63	319
<b>TOTAL NIA</b> <small>approx</small>	<b>126.34</b>	<b>1360</b>

## Tenure & Terms

The first floor suite is available by way of a new lease on terms to be agreed.

## Quoting Rental

Upon application.

Please note that the agreed rental of the premises will include all elements of utilities, common area cleaning, lighting, and heating etc., but excludes commercial rates, telephone / internet connection and buildings insurance contribution.



## 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 D / 80. (Certificate N° 4989-0260-8330-3049-2224. Valid until 12th September 2031). A copy of the certificate is available upon request.

## Rateable Value

Current rateable value (1st April 2023 to present):-

**Property:** Offices 1 & 2, 1st Floor, The Stables, The Estates Office, 25-26, Gold Tops, Newport, NP20 4PG

**Description:** Office & Premises

**Rateable Value:** £6,300

*Please note that Hutchings & Thomas cannot confirm the level of any payments to the Local Authority as the above listing is currently based as a single hereditament and thus will need to be reassessed for business rates. Interested parties are advised to make their own enquiries with the local rating authority, Newport City Council [www.newport.gov.uk](http://www.newport.gov.uk) Small business rates relief may be available.*

## 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.

## Viewing

Strictly by appointment with sole agents Hutchings & Thomas.

## Contact

For more information contact Haydn Thomas:

**Haydn Thomas**

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### Important Notice

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