

To Let



Suite G.4, Ground Floor The Estates Office, 25-26 Gold Tops, Newport, NP20 4PG

- Historic and imposing period property
- Attractive recently refurbished Communal Meeting Room
- Private on-site parking for one vehicle
- Prominent location within the premier business district of Newport
- Within easy walking distance to the city centre and main bus station / railway station

Location

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.

The Estates Office occupies a commanding position in Gold Tops, the traditional professional area of Newport, and benefits from excellent public transport links, as well as the local road network, and the amenities Newport city centre has to offer.

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

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

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 known as the former Lord Tredegar's Office is located on the ground 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:-

Ground Floor	sq m	sq ft
Suite G.4	439	4,725

Car Parking

One on site designated parking space is available with the suite.

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 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 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 - £4,800 (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 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

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**HUTCHINGS
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