

TO LET



**1st Floor Offices
4 Gold Tops
Newport
South Wales
NP20 4PG**

- Located in Newport's premier Office district
- Refurbished 1st floor office suites from 105 sq. ft (9.78 m²) – 858 sq. ft (79.65 m²)
- On-site parking (subject to contract)
- Communal meeting room and break out / kitchen area

Location

The subject premises occupies a commanding position in what is still seen as one of Newport's premier office locations. Gold Tops, benefits from excellent public transport links, as well as the local road network, and the amenities Newport city centre has to offer being 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. It is also within close proximity of Newport Railway Station which links to Swansea in the West and London Paddington in the East and main Bus Station.

The area comprises a mixture of office users including Local Government Bodies, Architects, Surveyors, Accountants, and other professional practices.

Description

The subject property comprises a semi-detached office building arranged over four levels; the ground floor being fully let to Zest Accountants & Business Advisors Limited.

The property is accessed from Gold Tops and has on site car parking to the side and rear.

Internally there is a reception area leading to the available accommodation which are located on the 1st floor level.

The accommodation comprises 4 N° distinct cellular offices with male and female WCs. The 2nd floor provides a communal break out / kitchen area.



Accommodation

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

1st Floor	sq m	sq ft
Office 2	11.76	127
Office 3	9.78	105
Office 4	18.92	204
Office 5	39.19	422
TOTAL NIA	79.65	858

Tenure & Terms

The suites are available individually or in their entirety on lease terms to be agreed.

Quoting Rental

We are quoting a rental of £25.00 per sq. ft annum inclusive of rent, service charge, and utilities but exclusive of business rates, where applicable.



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.

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 / 81. (Certificate N° 0240-8946-0371-3780-5074 Valid until 2nd May 2029). A copy of the certificate is available upon request.

Rateable Value (10th January 2024 to present)

Description: Office 2
Local Authority: Newport
Local Authority Ref N°: 020003230004002
Rateable Value: £1,800

Description: Office 3
Local Authority: Newport
Local Authority Ref N°: 020003230004003
Rateable Value: £1,550

Description: Office 4
Local Authority: Newport
Local Authority Ref N°: 020003230004004
Rateable Value: £2,850

Description: Office 5
Local Authority: Newport
Local Authority Ref N°: 020003230004005
Rateable Value: £6,200

Please note that Hutchings & Thomas cannot confirm the level of any payments to the Local Authority. Interested parties are advised to make their own enquiries with the local rating authority, Newport City Council 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.

Contact

For more information contact Haydn Thomas:

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**HUTCHINGS
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