

Office Suites To Let



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
- 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.

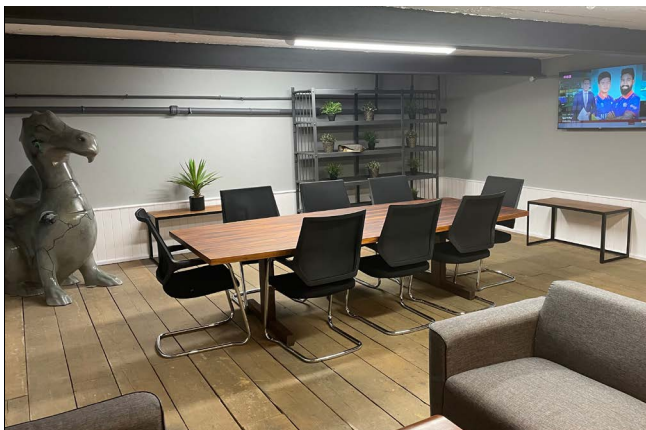
The premises are well positioned with regards to access to the M4 motorway at junctions 25, 25a and 26.

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.



Accommodation

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

Ground Floor	sq m	sq ft
Suite G.4	439	4725
Suite G1.2	294	3160
Second 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 / m² per annum exclusive of VAT. The quoting rental includes all elements of utilities, common area cleaning, lighting, and heating etc., but excludes commercial rates, telephone / internet connection and buildings insurance contribution.



Continued

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
& THOMAS**
PROPERTY CONSULTANTS

Phone: 01633 214 444
info@hutchings-thomas.co.uk

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 (1st April 2023 to present):-

Property: Suite G4
Description: Offices & Premises
Rateable Value: £4,800

Property: Suite G1.2
Description: Offices & Premises
Rateable Value: £3,350

Property: Suite 2.4
Description: Offices & Premises
Rateable Value: £2,900

N.B. 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 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

For more information contact Haydn Thomas:

Haydn Thomas

01633 214 444

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