



CELTIC MANOR INNOVATION CENTRE, COLDRA WOODS, NEWPORT, NP18 2YB

Offices / Laboratory Space To Let

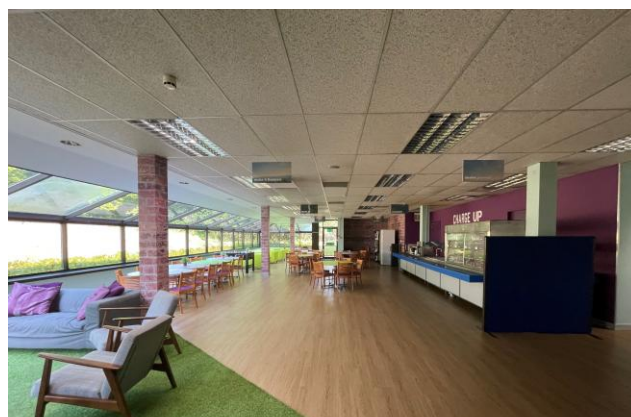
Prominent Position - Visible from M4 Motorway

Excellent Access to M4 Motorway

Generous Parking of approximately 1:225 sq ft

Offices from c.5,000 sq ft to 23,581 sq ft

Laboratory Space c. 13,066 sq ft



LOCATION

The City of Newport is located in a prime strategic location close to the border of England and Wales. It benefits from excellent access to the M4 motorway and wider motorway network and provides regular train services to London Paddington. The City has an immediate population of approximately 137,000.

The property is located adjacent to junction 24 of the M4 Motorway with its intersection with the A440 which in turn links to the M50 Motorway providing access to the Midlands and further North. Nearby facilities include The Celtic Manor Hotel & Golf Resort, The Holiday Inn Hotel, Costa Coffee, McDonalds and many more.

Within the building itself, there are already a number of tenants including Celtic Manor, Mitel, an AI Lab, Otium Concierge, M4 Property Consultants and a number of start up tech companies.

DESCRIPTION

The property is a detached building providing office space at ground and first floors and laboratory space / storage at lower ground floor level. There is a 2 storey atrium reception area, a canteen and kitchen area, WC's and shower facilities.

The ground floor provides largely open plan office accommodation with various meeting / training rooms mainly around the perimeter of the offices. The specification includes carpeted floors, power and data points, suspended ceilings with recessed lighting and a heating / cooling system. The offices benefit from good natural light with floor to ceiling windows in many parts.

The lower ground floor provides a large open plan space with natural daylight provided by windows along two elevations. There is access via a concertina door measuring 2.66m height and 2.79m width. The minimum working height internally is c 3.2m.

Externally the property sits on a generous site providing car parking at a ratio of approximately 1 space per 215 sq ft.

ACCOMMODATION

Ground floor Offices	2,443.70 sq m	26,304 sq ft
Lower ground floor Lab	1,213.89 sq m	13,066 sq ft

* There is the potential to split the office space to provide a range of sizes from approximately, 5,000 sq ft upwards. Offices could also be combined with the lower ground floor lab space if required.

PLANNING

We understand that the property benefits from planning consent for office use. However, we recommend that interested parties make their own enquiries to the local authority.

LOCAL AUTHORITY

Newport City Council:
Tel: 01633 656656



Plans are provided for identification purposes only and are not to be relied upon for any other purpose.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been ordered and will be available shortly.

RATING ASSESSMENT

The rates will need to be reassessed in line with the amount of space taken.

TENURE

The space is available by way of a new lease direct with the landlord.

Quoting rent for the offices is £10 per sq ft.

Quoting rent for the lab / storage space is £80,000 per annum, exclusive

A service charge will be payable

VIEWING

Should you require further information or wish to arrange a viewing, please contact:-

DAN SMITH
01633 740 740
dan@m4pc.co.uk



01633 740 740

m4pc.co.uk

11 Park Square, Newport NP20 4EL

M4 Property Consultants (M4PC) (and their joint agents where applicable) for themselves and for the vendors and/or the lessor of this property for whom they act, give notice that: i) These particulars do not constitute, nor constitute any part of, an offer or contract. ii) None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. iii) Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. iv) M4PC will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. vi) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Subject to contract

M793 Ravensworth 01670 713330