



CAERLEON HOUSE, CLEPPA PARK, NEWPORT, NP10 8BA

Detached Office Building To Let / May Sell

Located on Newport's Premier Business Park

Excellent Access to M4 Motorway

Large Site, Generous Parking Available

From approximately 12,000 sq ft to 26,304 sq ft

Quoting £11 psf rent, Offers for Freehold



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 situated within Cleppa Park, just off Junction 28 of the M4 Motorway. Newport City Centre (2 Miles) and Cardiff (10 Miles) are both within easy reach via the M4 and A48.

The surrounding occupiers on the business park are largely office occupiers including Welsh Water, Welsh NHS, EADS, Acquis Insurance, Acorn Recruitment and Welsh Water. The business park is also home to a Holiday Inn Express Hotel, a pub, a coffee shop, a Greggs and the recently opened Dick Lovett Porsche showroom.

DESCRIPTION

The property is a detached single storey office building of steel portal frame construction with brick clad elevations.

The building provides largely open plan office space with a number of training / meeting / managers rooms, a store room and a server room – mostly located around the edge of the building.

The offices benefit from carpeted floors, perimeter trunking, suspended ceiling, recessed lighting and comfort cooling. It also includes a kitchen area. There is also a café in the centre of the building with a full height atrium. WC's and showers are also provided.

Externally the property sits on a generous site totalling over 3.1 acres, providing 80 car parking with space to potential develop more if required.

ACCOMMODATION

Offices	2,443.70 sq m	26,304 sq ft
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* There is the potential to split the building to provide a range of sizes from approximately, 12,000 sq ft upwards

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.

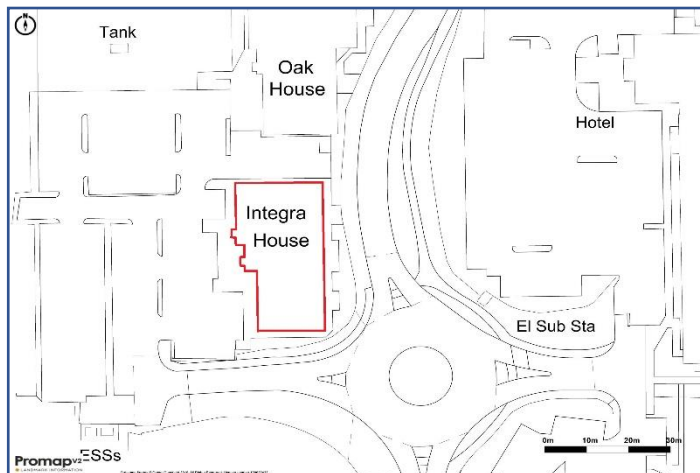
ENERGY PERFORMANCE CERTIFICATE

The property is rated a C69 under certificate number 9301-9101-7764-7634-6595, expiring September 2035.

RATING ASSESSMENT

RATEABLE VALUE:	£213,000
RATES PAYABLE:	£120,984

Note: The pictures used in these details are historic.



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

TENURE

The property is available by way of a new lease direct with the landlord. Quoting rent is £11 per sq ft. Alternatively, the freehold may be available.

VIEWING

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

DAN SMITH

01633 740 740
dan@m4pc.co.uk

Alternatively, please contact our joint agent Knight Frank on 02920 492 492.



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