



ALACRITY HOUSE, KINGSWAY, NEWPORT, NP20 1HG

Detached Office Building To Let / May Sell

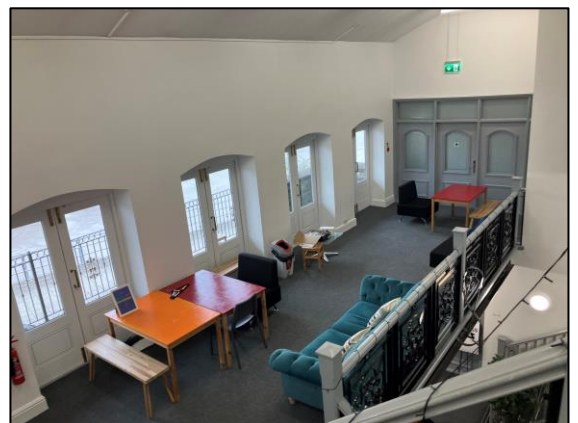
Characterful Building Providing Unique Working Environment

Prominent location with estimated 35,000 cars passing daily

Two Secure Parks providing a total of 37 Car Parking Spaces

From c 1,520 sq ft to 8,331 sq ft

Quoting £12.50 psf for lease of Offers in excess of £1m to buy



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 Newport City Centre on Kingsway. Nearby occupiers include the Riverfront Theatre, University of South Wales, the new leisure centre & swimming pool (currently under construction) and the proposed building for College Gwent relocation of 2,000 students and staff to the city centre.

In addition, Friars Walk Shopping Centre is just across the road together with all the city centre.

DESCRIPTION

The property provides office & ancillary accommodation over basement, ground and two upper floors. There is a lift serving the building (except the top floor). Various kitchen areas, toilets and showers are provided throughout the building.

The offices are a mixture of open plan and cellular accommodation with a number of meeting rooms, breakout areas and a gym. The offices benefit from carpeted /vinyl flooring, a mix of perimeter trunking and wall mounted power and data sockets, gas central heating and some comfort cooling (in part) and LED lighting throughout.

Externally, 37 car parking spaces are provided for the building, enclosed within two secure, gated car parks.

ACCOMMODATION

Basement	115.11 sq m	1,239 sq ft
Ground	267.96 sq m	2,884 sq ft
First	249.68 sq m	2,688 sq ft
Second	141.22 sq m	1,520 sq ft
Total	773.98 sq m	8,331 sq ft

PLANNING

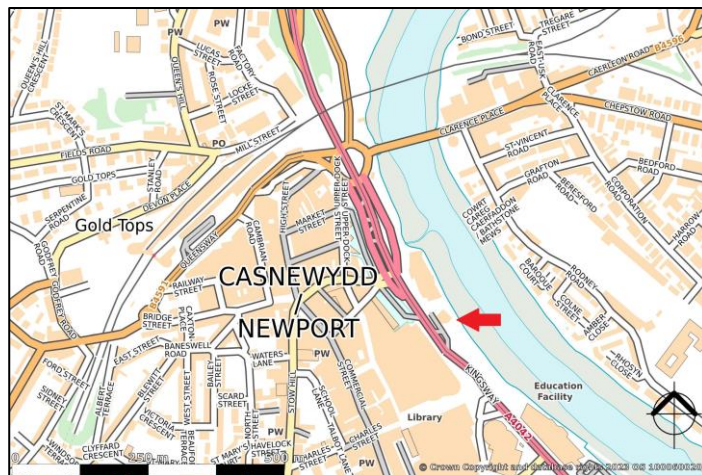
We understand that the property benefits from planning consent for office use. However, we recommend that interested parties make their own enquiries to the local authority.

LOCAL AUTHORITY

Newport City Council:
Tel: 01633 656656

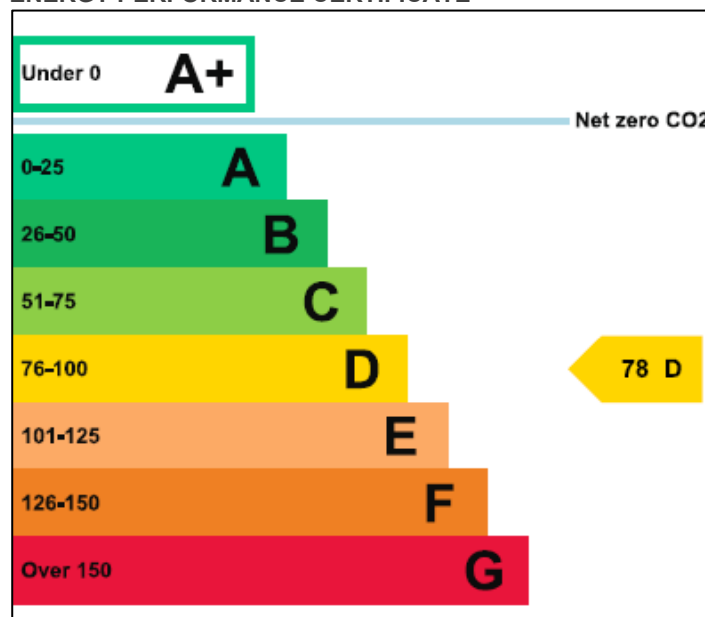
RATING ASSESSMENT

RATEABLE VALUE:	£81,500
RATES PAYABLE: (2025/26):	£46,008 pa



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

ENERGY PERFORMANCE CERTIFICATE



TENURE

The property is available by way of a new lease direct with the landlord as a whole or on a floor by floor basis. Quoting rent is £12.50 per sq ft. A service charge will also be payable.

Alternatively, a sale of the building will also be considered. We are inviting offers in excess of £1m exclusive.

VIEWING

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

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