



PROPERTY
CONSULTANTS



ESTATES OFFICES 25 – 26 GOLD TOPS, NEWPORT, NP20 4PH

Office Accommodation to Let

Premier Office Location

Prominent Historic Building with Off Street Parking

Walking Distance to Newport Railway Station

From 301 to 439 sq ft (27.96 to 40.78 sq m)

Quoting £25 per sq ft plus VAT



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 on Gold Tops, which is Newport's Premier Office Location, home to some residential occupiers and a number of offices. Neighboring occupiers include solicitors, accountants and other professionals. Within the property there is a Wellness Centre, Architects, amongst others. Newport City Centre and the railway station are within walking distance.

DESCRIPTION

The property is a unique period property with office space over several floors.

The offices include many original features and benefit from strip lighting and carpeting.

Male and female WCs are available throughout the building. There is the benefit of a shared kitchen and boardroom.

ACCOMMODATION

Suite G.1.2	27.96 sq m	(301 sq ft)
Suite G4	40.78 sq m	(439 sq ft)
Suite 2.4	33.17 sq m	(357 sq ft)

There is one car park space per suite.

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

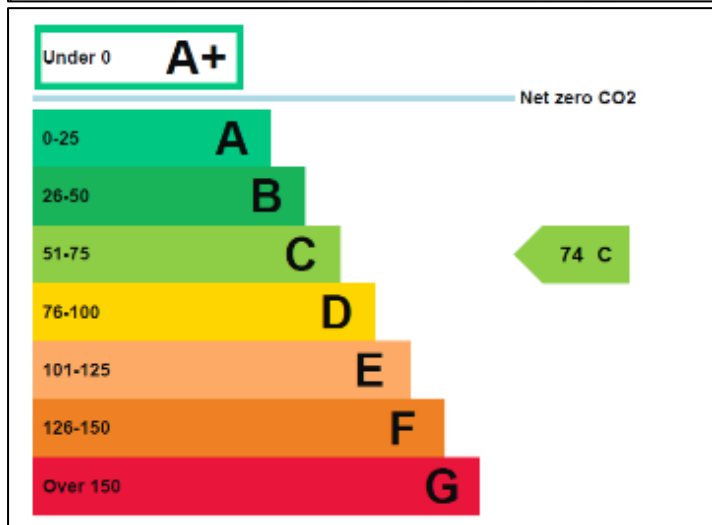
Newport City Council:

Tel: 01633 656656

RATING ASSESSMENT

	Rateable Value	Rates*
Suite G.1.2	£1,625	£913.25
Suite G4	£5,200	£2,922.40
Suite 2.4	£2,900	£1,629.80

*Some occupiers may qualify for "small business rates relief" which will provide a discount on this figure. Interested parties should contact the Business Rates Department at Newport City Council for more information.



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

TENURE

The office suite is available to let by way of a new lease direct with the landlord at a rent of £25 per sq ft plus VAT inclusive of lighting, heating and cleaning of common parts but excludes business rates, building insurance and telephone/broadband.

VIEWING

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

CLAIRE BIGNELL

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