



**TO LET.**

**Business Park Office. 1,744 sq ft (162.0 sqm).**

**Teme House, Langstone Business Park, Newport, Gwent, NP18 2LH**



## Description.

The property comprises a multi-let office building arranged over ground and 1st floors with adjacent car parking. The modern building has been designed to provide high energy efficiency for occupiers.

There is a passenger lift and male, female & disabled WC's. An intercom and electronic access control system provides convenient access and security for tenants and clients.

The Park is already home to household names including NFU Mutual, Handlesbanken, Grenke and Au2mate.

- Central heating
- Recessed lighting
- Raised access flooring
- Suspended ceilings
- 24 hour access & entry phone system
- Car Park



## Location.

Teme House is located in Langstone Business Park which is conveniently positioned for access, adjacent to Junction 24 of the M4 Motorway providing direct links to Cardiff and Bristol.

The area benefits from an excellent range of facilities including a hotel and restaurant and is 1 mile from the Celtic Manor Resort. Newport City Centre is within 4 miles offering regular public transport links to Cardiff, Bristol and London.

## Accommodation.

Approx. IPMS 3 - Office	Sq Ft	Sq M
Ground Floor Office	1,744	162.0



## Lease Terms.

The property is available on a new effective full repairing and insuring (FRI) lease for a term to be agreed.

## Car Parking.

There are 6 car parking spaces allocated to the suite.

## EPC.

Energy Performance Certificate Asset Rating 'C' (66). A copy of the certificate is available upon request.

## Rent.

On application.

## VAT.

The property is elected for VAT that will be payable on the rent and service charge at the prevailing rate.

## Service Charge.

The ingoing occupier will be responsible for a proportion of the service charge cost in maintaining the common parts of the building and the estate.

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# Contact.

For further information, or to arrange a viewing, please contact the sole agents.



## MARK SUTTON

029 2049 2492  
07919 395593  
[mark.sutton@knightfrank.com](mailto:mark.sutton@knightfrank.com)

## TOM EDDOLLS

020 2044 0158  
07976 730173  
[tom.eddolls@knightfrank.com](mailto:tom.eddolls@knightfrank.com)

## April 2024 - SUBJECT TO CONTRACT

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Particulars dated April 2024. Photographs and videos dated April 2024.

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