

GUINEVERE HOUSE

Langstone Business Park, Coldra, Jn 24, Newport
NP18 2HJ



Modern, Detached Office Building

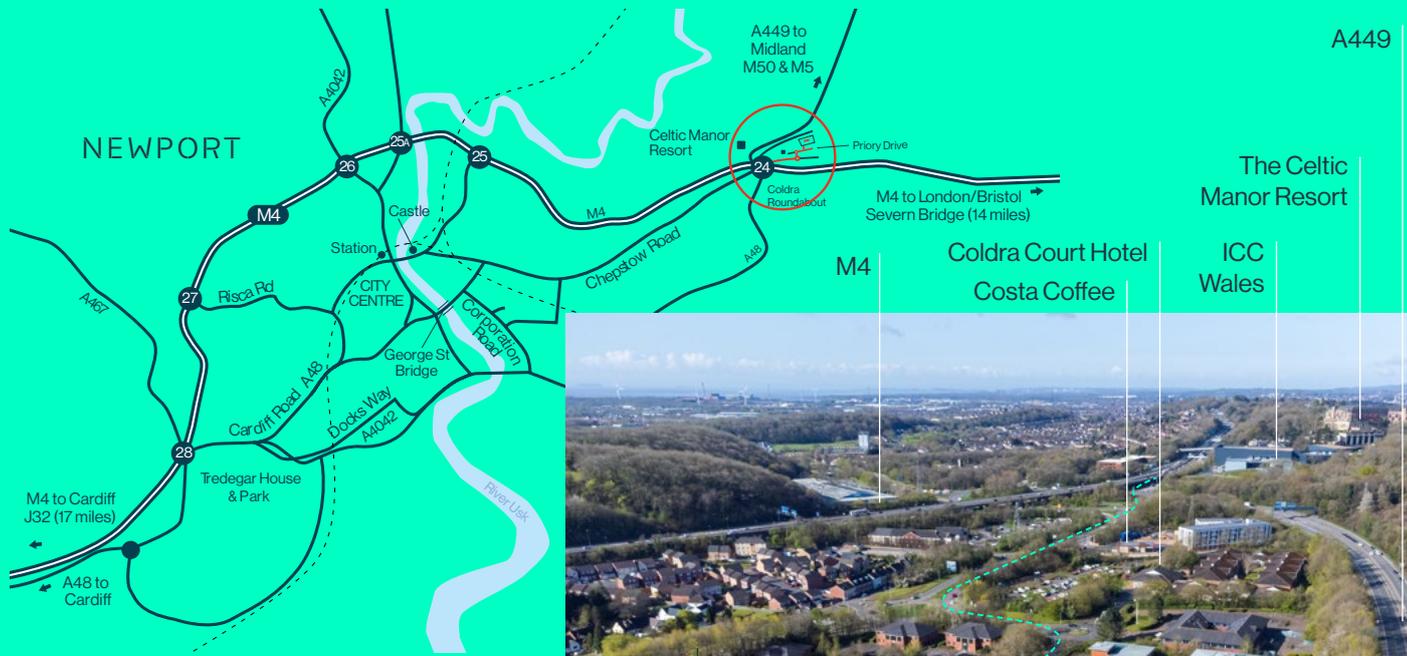
Totalling 27,533 sq ft over three floors
with suites from 2,000 sq ft



LANGSTONE BUSINESS PARK IS LOCATED WITHIN THE SOUTH EAST WALES COMMERCIAL CORRIDOR AND ACCESSED VIA JUNCTION 24 OF THE M4 MOTORWAY.

Langstone Business Park is a commercial office park providing a range of high quality business accommodation that is already home to household names including NFU Mutual, Handelsbanken, Rombourne Business Centres, Smart Solutions and Protectahome.

The Park benefits from an excellent range of facilities including Premier Inn, Beefeater restaurant, Costa Coffee and the Coldra Court Hotel by Celtic Manor, providing conference facilities.



A48 / Chepstow Road

Priory Drive

LOCATION

Guinevere House is located at Langstone Business Park, an established commercial district within 2 minutes of the M4 motorway.

The Park benefits from excellent road communications via the Coldra at Junction 24 of the M4 motorway that also provides access to the A449 which leads to the Midlands via the M50 and M5 motorways.

Newport City centre is within 4 miles offering regular public transport links to Cardiff, Bristol and London.

The Celtic Manor Hotel & Golf Resort and the Wales Indoor Convention Centre are both situated within one mile of the subject property offering a range of accommodation, venues and capacities to suit all events from 10 to 1,000 guests.

Travel Times by Car (approx):

Newport Town Centre	14 minutes
Cardiff	27 minutes
Bristol	33 minutes
London	2hrs 27 minutes
Swansea	1hr

Train Travel Times from Newport (approx):

Cardiff Central	17 minutes
Bristol Parkway	21 minutes
London Paddington	1hr 55 minutes
Swansea	1hr 10 minutes

GUINEVERE HOUSE IS A HIGH QUALITY, MODERN OFFICE BUILDING WITH THE SPECIFICATION AND FLEXIBILITY TO READILY ACCOMMODATE OCCUPIER REQUIREMENTS FROM 20 TO 400 STAFF.

Guinevere House offers high specification office space laid out over 3 floors with a central core. The building is served by a double height reception leading to a main staircase and lift lobby. The floors can be tailored to suit occupiers through a range of sizes from 2,000 sq ft to 27,533 sq ft.

Guinevere House provides the following net internal areas:

	SQ M	SQ FT
Second Floor	858.0	9,236
First Floor	807.0	8,686
Ground Floor	892.9	9,611
TOTAL	2557.9	27,533

The above areas are approximate and floor areas are subject to confirmation in accordance with RICS Code of Measuring Practice.

The building is available as a whole and also offers flexibility for multi occupation and can accommodate lettings on a floor by floor basis and subdivision of individual suites from 2,000 sq ft (185.8 sq m) upwards.

OCCUPATIONAL DENSITY

The building has been designed with the flexibility to accommodate high density occupation, with the VRV cooling and heating system capable of supporting a density of 1 person with 5 sq m throughout or can provide flexibility with the approach to fitting out.



The Grade A specification includes:

165 car parking spaces (1:166 sq ft)

Additional spaces available by negotiation



Full VRV air-conditioning



Building management control system



Steel raised access floor with 150mm void



Recessed lighting



2 passenger lifts



Excellent resilience for both data and telecoms



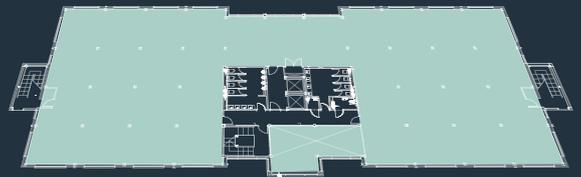
Double height glazed reception



High quality WC facilities on all floors



Cycle parking





EPC

Guinevere House has an Energy Performance Certificate rating of B(47).

CAR PARKING

The building benefits from a very generous parking provision with a total of 165 dedicated parking spaces, producing an exceptional ratio of 1:166 sq ft. Additional spaces may be available within the business park by separate negotiation.

TERMS

The building is available to let on full repairing and insuring terms subject to a building service charge.

RENT

On application.

VAT

VAT is applicable to all rents.

CONTACT

Strictly by appointment with sole agents.

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