

TO LET GROUND FLOOR OFFICES 157.15 SQ M (1,692 SQ FT)



GROUND FLOOR OFFICE USK HOUSE LANGSTONE BUISNESS PARK LANGSTONE, NEWPORT NP18 2LH

01291440100

BLADEN COMMERCIAL PROPERTY CONSULTANTS 10 Beaufort Square, Chepstow, Monmouthshire, NP16 5EP

www.bladenproperty.co.uk





















01291440100

BLADEN COMMERCIAL PROPERTY CONSULTANTS 10 Beaufort Square, Chepstow, Monmouthshire, NP16 5EP

www.bladenproperty.co.uk

LOCATION

- The property is located on Langstone Business Park, Langstone just off Junction 24 of the M4 Motorway, which provides quick and direct links to Bristol and Cardiff.
- Newport City Centre is located approximately 5 miles to the west of the building.
- In the surrounding area there is the Celtic Manor Hotel and Resort, fast food drive throughs and coffee shops as well as smaller hotels.

DESCRIPTION

- Ground floor office premises.
- Open plan and cellular office spaces.
- Communal lobby area
- Air conditioning
- Meeting rooms and kitchen/staff room
- Allocated Car Parking, plus one disabled parking space

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition), comprising the following approximate areas: -

Description	sq m	sq ft
Total Net Internal Area	157.15	1,692

TENURE

The property is available by way of a new Full Repairing and Insuring Lease on terms to be agreed.

RENT

£21,150.00 per annum exclusive (£12.50 psf)

We are advised the property is elected for VAT.

BUSINESS RATES

The rating list entry with effect from April 2017 is: -

Description: Ratable Value: Offices & Premises £17,500.00

COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

All prices are quoted exclusive of VAT whether or not chargeable. We are advised the property is elected for VAT.

PLANNING

We have not made any enquiries with Newport City Council Planning Department regarding the current planning consent; however, we have assumed that the property will be suitable for Class B1 (office) use under the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries to ensure their proposed use will be permitted.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned and can be obtained from the agents. on request.

LOCATION PLAN



VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants: -

Julian Bladen MRICS 01291 440100 jb@bladenproperty.co.uk

SUBJECT TO CONTRACT October 2023

These particulars are issued on the understanding that all negotiations respecting any properties are undertaken through Bladen Commercial Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract; (ii) All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their correctness; (iii) No person in the employment of Bladen Commercial Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor; (iv) Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction; (v) All plant, machinery, equipment, services, fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation and (vi) No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties that have been sold or withdrawn.