

TO LET

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

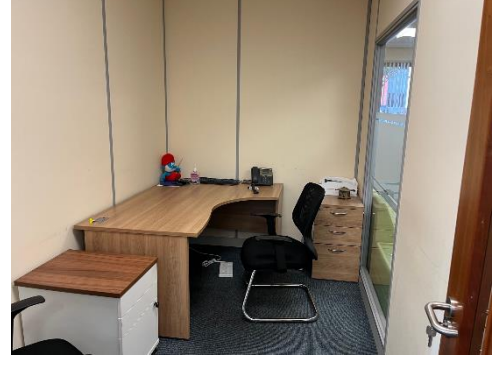
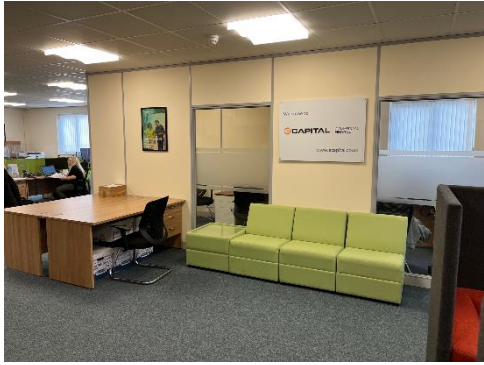


GROUND FLOOR OFFICE
USK HOUSE
LANGSTONE BUSINESS PARK
LANGSTONE, NEWPORT NP18 2LH

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BLADEN

PROPERTY CONSULTANTS



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: Offices & Premises
Ratable Value: £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
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SUBJECT TO CONTRACT

October 2023