

TO LET - OFFICE

5 CEDAR COURT

Hazell Drive, Newport, NP10 8FY



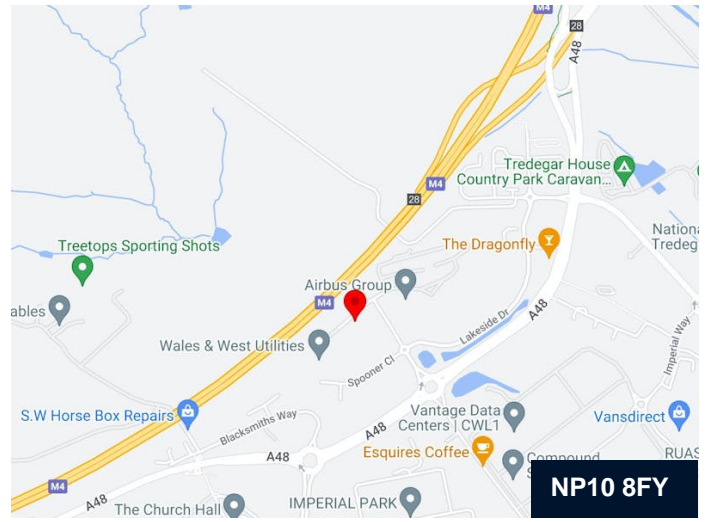
Key Highlights

- 1,716 sq ft
- Gas central heating
- Cooling
- Parking
- Recessed lighting
- Kitchen

2 Kingsway
Wales CF10 3FD

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Description

5 Cedar Court comprises a semi-detached, 2 storey office building. The available suite is on the first floor and provides good quality accommodation with a specification including:

- Suspended ceilings
- Mix of in floor trunking and perimeter trunking
- Gas fired central heating and heating/ cooling units
- Fully carpeted
- Kitchenette
- Male, female and disabled wc's

Location

The property is situated within the popular and established Cedar Court development, just off J28 of the M4 Motorway. Newport city centre (2 miles) and Cardiff (10 miles) are both within easy reach via the M4/A48.

Occupiers in the immediate vicinity include EADS, Wales and West Utilities and Acorn Recruitment. Nearby amenities include a Holiday Inn, Asda Superstore and a public house/ restaurant.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office	1,716	159.42	Available
Total	1,716	159.42	

Lease Terms

A new lease for a term to be agreed. Terms on application.

EPC

C rating

Business Rates

RV: £17,464

Rates Payable (23/24): £9,343

Viewing

Strictly via Savills

Contact

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