

TO LET - OFFICE

Q2, IMPERIAL PARK

Imperial Way, Newport, NP10 8UH



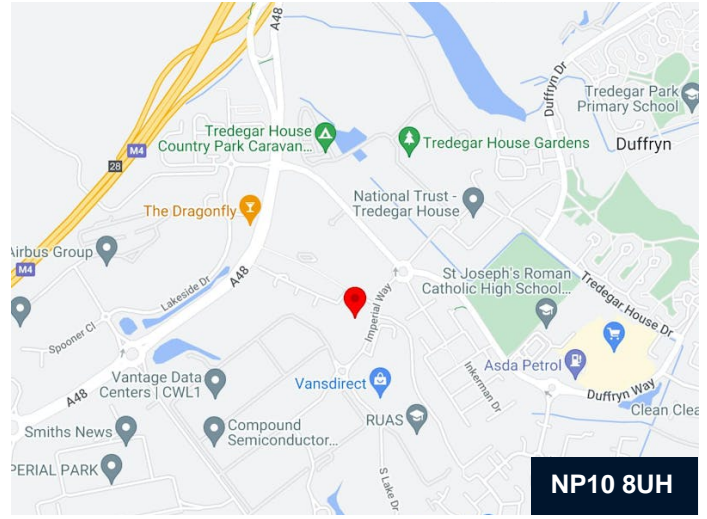
Key Highlights

- 10,038 sq ft
- VDU Compatible lighting
- 14 Parking Spaces plus additional 20 via separate licence
- Raised Floors
- Potential for fitted space

2 Kingsway
Wales CF10 3FD

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Description

Q2 was constructed in the 1990's and subsequently refurbished in 2006 to provide high quality office accommodation over two large open plan, flexible floor plates. The property benefits from excellent natural daylight with a high quality fit-out creating a pleasant working environment. The specification includes the following: Suspended ceilings; raised floors; heating/cooling; lift; kitchen and meeting rooms. The existing fit out is also available if required.

Location

Q2 is situated just off J28 of the M4 Motorway, to the south of Celtic Springs Business Park. The property benefits from being in close proximity to Newport city centre, 3 miles to the east, and Cardiff city centre, 10 miles to the west via the A48 and M4. The property benefits from regular bus services running along Pencarn Way to the north-east of the property. Imperial Park comprises a range of high quality office, research, production and warehousing units, in an impressive well maintained development. Other occupiers in the vicinity include Airbus, Wales and West Utilities, Dwr Cymru and Acorn. Nearby amenities include a Holiday Inn, Asda Superstore, Greggs bakery and a public house/restaurant.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Part 1st Floor	10,038	932.56	Available
Total	10,038	932.56	

Rent/Lease Term

The offices are available by way of a sub-lease or assignment of the existing lease. The current passing rent is £140,532 pa. Further details on request

Service Charge

A service charge is payable to cover the landlords costs of running and maintaining the property. Further details on request.

Business Rates

To be separately assessed. Further details on request.

EPC

C rating

Legal Costs

Each party to bear their own legal costs.

Viewing

Via Savills or joint agents Cushman & Wakefield.

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