



TO LET

Grade A Offices:
22,875 sq ft (2,125 sq m)
May Split
Potential for 220 car
parking spaces

IMPERIAL HOUSE

Imperial Park, Newport, NP10 8UH

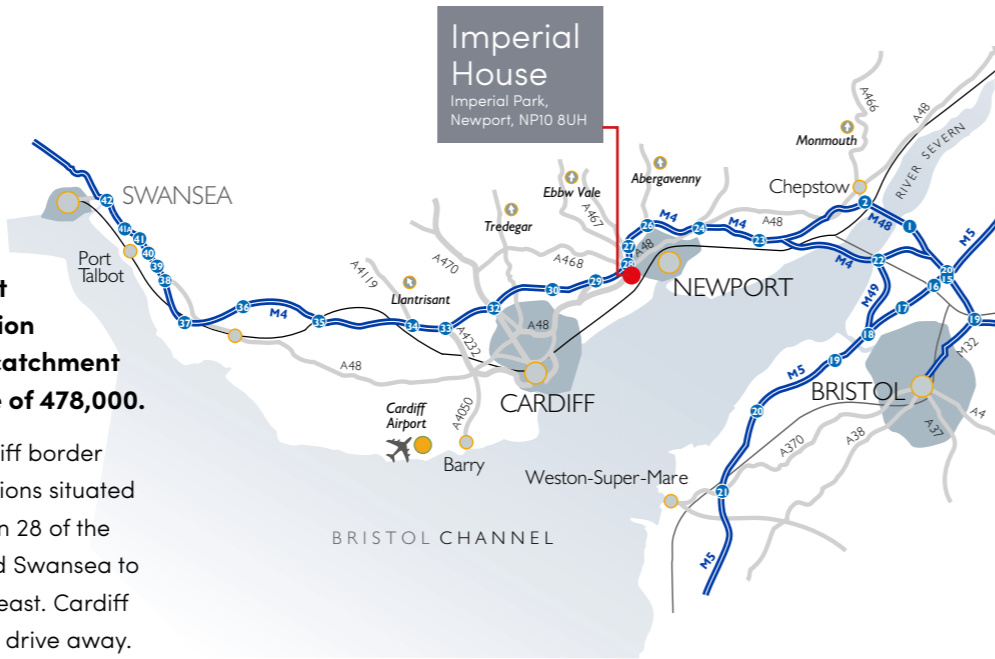


Location: Newport, NP10 8UH

Newport is located midway between Cardiff and Bristol and is one of the principal commercial centres in South Wales. Newport is one of Britain's newest cities, and has a resident urban population of approximately 137,000 people and a catchment population within a 30 minute drive time of 478,000.

The property is situated on the Newport-Cardiff border and benefits from excellent road communications situated immediately off the recently improved Junction 28 of the M4 Motorway providing access to Cardiff and Swansea to the west, as well as Bristol and London to the east. Cardiff and Newport City Centres are just a 10 minute drive away.

Newport is a vibrant and evolving city and has benefitted from the lifting of the Severn crossing toll, which is expected to boost the Welsh Economy and reduce employment costs. The profile of the city has grown considerably following a number of large scale developments and infrastructure improvements, the largest being the Friars Walk Shopping Centre in the city centre which has attracted a number of high profile national retail and leisure operators making a debut in Newport.



Located approximately 8.5 miles from the property is the Celtic Manor Hotel and Golf Resort, Newport's premier hotel and spa facility with a 4,000 capacity delegation centre currently under development which is due to open in 2019. This is expected to attract a number of major conferences and events to the area with the potential for attracting further inward investment



Description

Imperial House will shortly be undergoing extensive Category A refurbishment works to provide highly specified, open plan offices totalling 22,875 sq ft (2,125 sq m), (subject to final measurement).

The property is a two-storey office benefiting from open plan, efficient floor plates of approximately 11,500 sq ft each.

The refurbished offices will benefit from the following specification:

- VRF air-conditioning systems
- Access control to building
- Raised access floors
- Suspended ceilings
- LED lighting
- New DDA compliant passenger lift
- 6 fast car charging electric points
- Secure barrier access to site

Fit Out Drawings detailing potential working and occupation of up to 420 staff are available on request and there is opportunity to tailor specific tenant requirements into the fit out dependent on operational needs.

A fair and reasonable contribution to the communal estate service charge will be required.

Parking

Generous parking provision is available with 100 spaces for the whole of the building (1:240 sq ft occupied). Additional spaces can be made available on an annual licence basis for up to 120 additional spaces, and therefore 220 spaces in total.

Business Rates

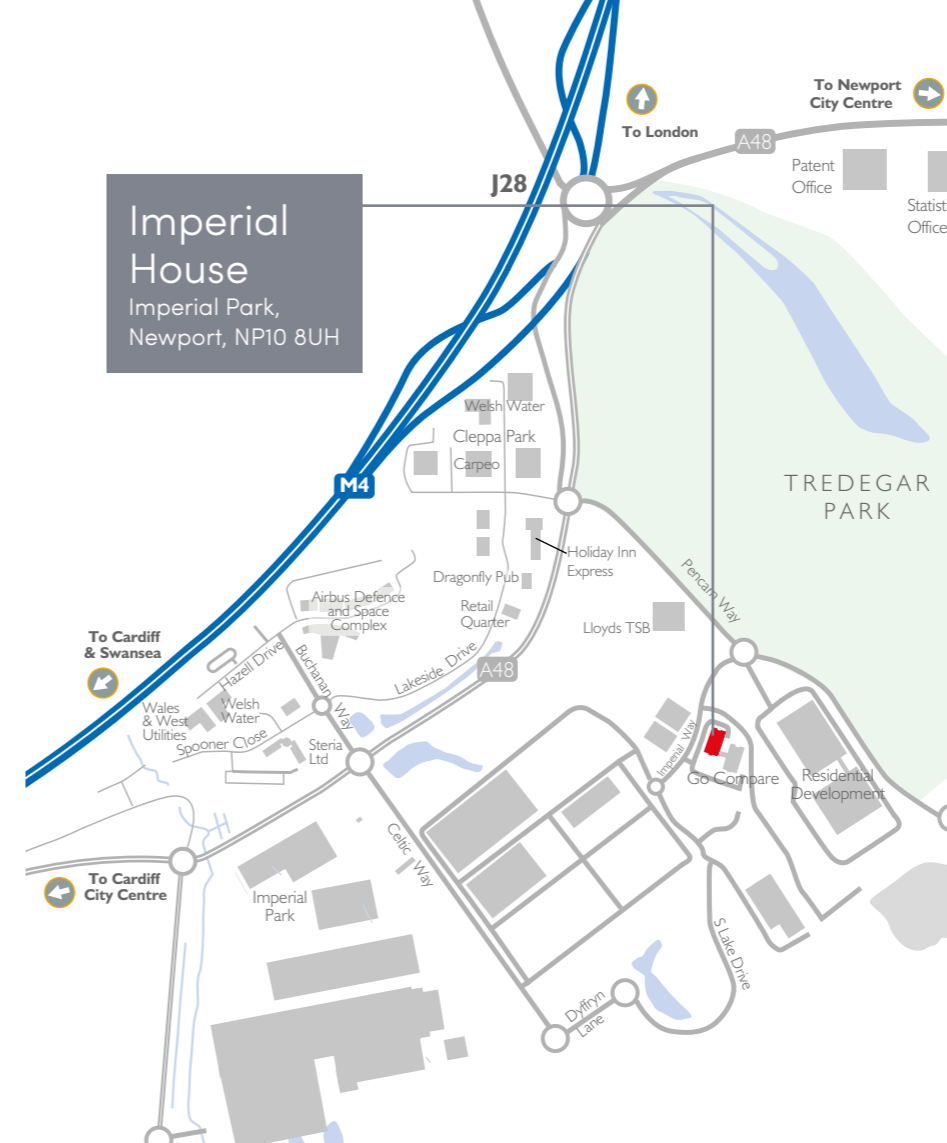
Reassessment will be required following completion of the works. The current Rateable Value is £203,500 (2017 list).

EPC

The property will require reassessment following completion of the refurbishment works.

VAT

The property is elected in respect of VAT.



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Situation

Imperial Park is located at Junction 28 of the M4 motorway, at the western edge of Newport, close to its borders with Cardiff.

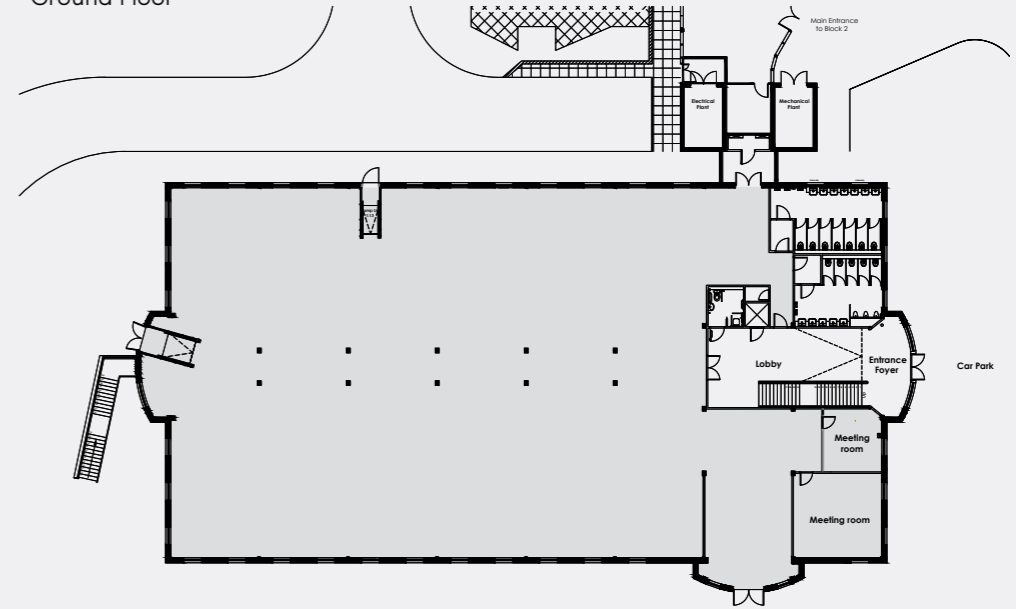
Imperial House is situated at the entrance of the well-established Imperial Park, in an attractive out of town setting off the A48. There are a plethora of amenities within the immediate area such as a 128 bed Holiday Inn Express and a Vintage Inn Dragon Fly Pub. Adjacent to these is the Celtic Springs Retail Quarter providing a Greggs and Vanilla Pod Coffee Bar.

Imperial Park is regarded as one of the most prestigious office addresses in South Wales and is home to high profile occupiers such as GoCompare adjoining the property, with Target Group, DAC Beachcroft LLP and Welsh Government in neighbouring buildings. Other notable occupiers within the vicinity include Lloyds Bank, Welsh Water, Wales & West Utilities and Airbus.

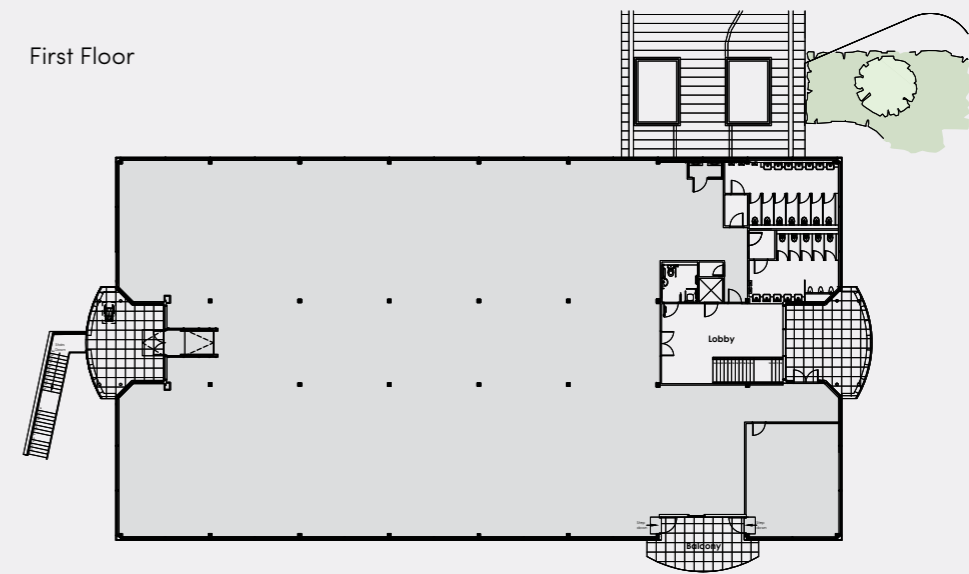


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Ground Floor



First Floor





IMPERIAL HOUSE

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