



# THE HUB

MILL STREET • NEWPORT  
NP20 5HA

**NEW GRADE A OFFICES**

54,060 SQ FT (5,022 SQ M)

# NEWPORT

Newport is one of South Wales' primary commercial centres with an approximate resident population of 137,000 with a wider catchment population of 478,000, within a 30 minute drive.

It has benefited from a number of new developments in recent years including the popular Friars Walk development which offers a range of fashion outlets, cafés and restaurants, a new improved Railway Station and the new Admiral Insurance office building.

## NOTABLE OFFICE OCCUPIERS IN NEWPORT:



**COSTA**



DEBENHAMS



wagamama

## THE HUB

The Hub is undergoing an extensive refurbishment to provide high quality 'funky' office space to suit modern day working practices, designed to inspire companies and individuals alike.

The first of its kind for Newport, the design of the floors will incorporate meeting areas created by shipping containers. The Hub will provide occupiers with an exciting and stimulating environment in which to work in a building ideally located to benefit from its proximity to Newport Railway Station.



*Computer Generated Image*



## A FUNKY NEW OFFICE BUILDING

A newly refurbished building providing high quality office space, across two adjoining buildings making up the Hub. The accommodation in the main Hub building is provided over 4 floors and over 5 floors in the Annexe. The building will benefit from the following specification:



Air  
Conditioning



Dedicated  
Car Parking



Exposed Ceiling  
Services



LED  
Lighting



Passenger  
Lifts



WCs on  
Every Floor



Shower  
Facilities



Cycle  
Racks

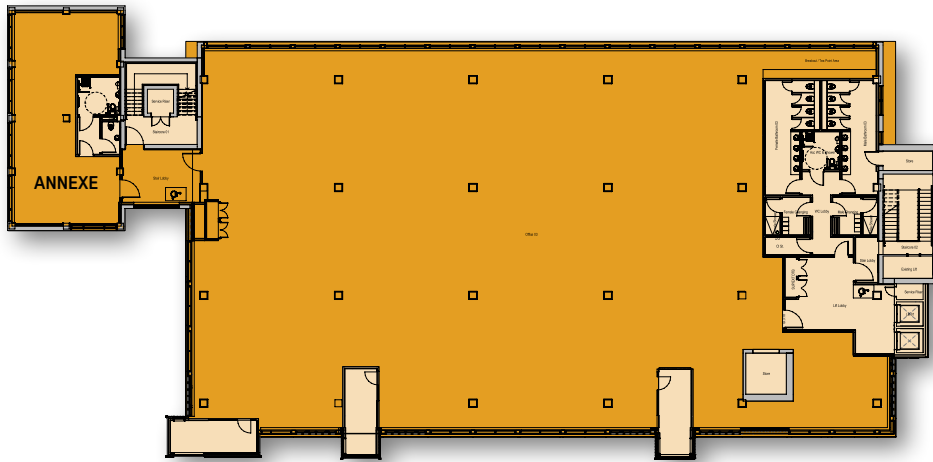


24 Hour  
Access

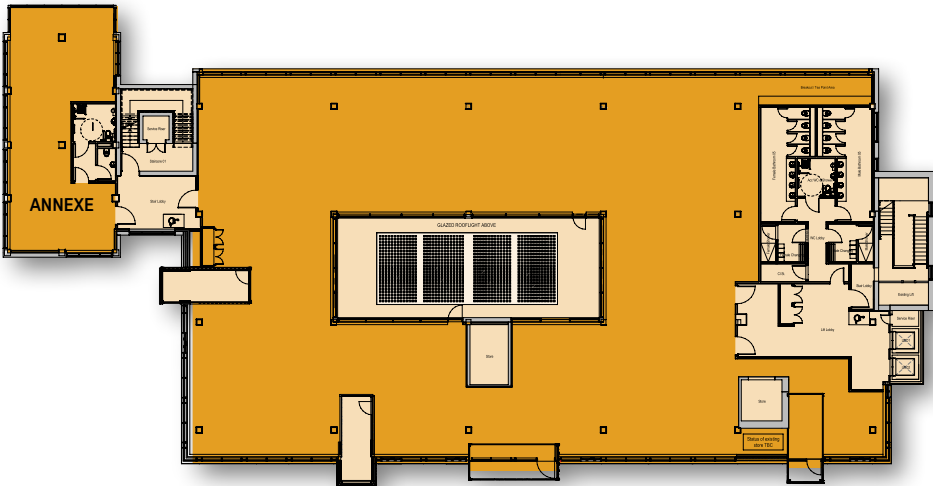


Communal  
Reception Lobby

## ▶ PROPOSED SECOND FLOOR PLAN



## ▶ PROPOSED THIRD FLOOR PLAN



## SCHEDULE OF ACCOMMODATION

### The Hub

FLOOR	Description	SQ M	SQ FT
00	Reception	-	-
01	Offices	1,054.7	11,353
01	Mezzanine*	805.6	8,672
02	Office	1,055.3	11,360
02	Mezzanine*	805.6	8,672
03	Office	836.3	9,003
<b>TOTAL AREA</b>		<b>4,557.5</b>	<b>49,060</b>

### The Annexe

01	Offices	92.9	1,000
02	Offices	92.9	1,000
03	Offices	92.9	1,000
04	Offices	92.9	1,000
05	Offices	92.9	1,000
<b>TOTAL AREA</b>		<b>464.5</b>	<b>5,000</b>

The floors have been measured in accordance with IPMS3.

\*There is scope to add additional space of up to 8,672 sq ft on both the first and the second floors of the Hub. The floors in the main Hub Building can be split to provide suites of approximately 5,000 sq. ft.

## CAR PARKING

Car parking will be provided on site at a ratio of 1 space per 525 sq. ft.





## CONNECTIVITY

The Hub is ideally located in Newport city centre and benefits from excellent public transport links, as well as the local road network, and the amenities Newport city centre has to offer.

A new footbridge connecting Devon Place and Mill Street with Queensway is planned with completion set for Spring/Summer 2020. This will provide easy access to the station and the city centre.



### RAIL

Cardiff Central	15 minutes
Bristol Parkway	21 minutes
London Paddington	1 hour 50 minutes



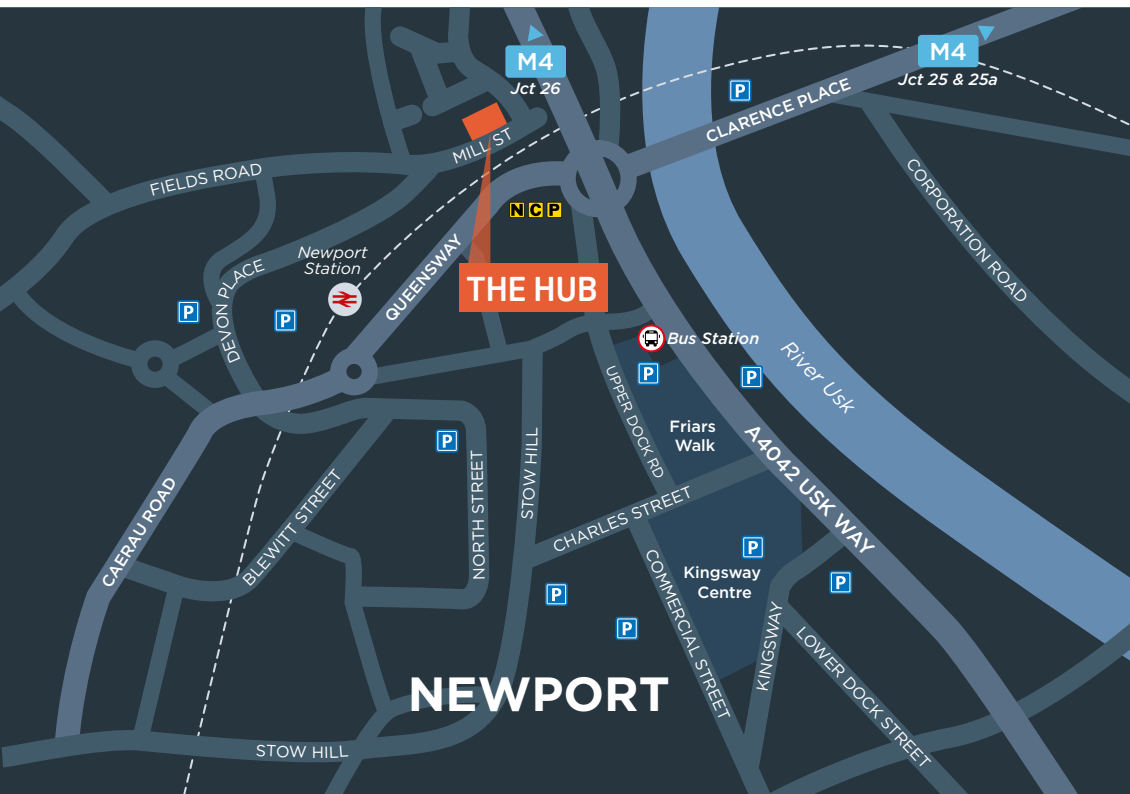
### ROAD

Cardiff	14 miles
Bristol	31 miles
Junction 26 of the M4 Motorway	1 mile



### AIRPORT

Cardiff International Airport	25 miles
Bristol Airport	34 miles





M4

TO BRISTOL ↗

← TO CARDIFF



A402

UNIVERSITY OF SOUTH WALES  
NEWPORT CITY CAMPUS

NEWPORT CITY FOOTBRIDGE

CLARENCE BRIDGE

RIVERFRONT THEATRE

RIVER USK

NCP CAR PARK

BUS STATION

FRIARS WALK MALL

KINGSWAY CAR PARK

NEWPORT MARKET

DEBENHAMS

COMMERCIAL STREET

ADMIRAL INSURANCE

GYM GROUP

MERCURE HOTEL

KINGSWAY SHOPPING CENTRE

NEWPORT STATION

TRAVELODGE

LOCATION OF NEW FOOTBRIDGE

AERIAL OVERVIEW



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## TERMS

The Hub will provide a range of office sizes from small suites to multiple floors, to suit new start-ups and larger established companies, both on short or longer term leases.

## RENT

Upon application.

## SERVICE CHARGE

A Service Charge will apply to cover the Landlords costs of running and maintaining the property and common services.

Further details are available on request.



## BUSINESS RATES

To be assessed.

## EPC

Predicted EPC – A22.

## LEGAL COSTS

Each party to bear their own legal costs.

## VAT

All figures quoted are exclusive of VAT.  
VAT will be applicable.



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## VIEWING

Strictly by appointment via  
Savills or Cushman & Wakefield.



**Gary Carver**  
029 2036 8963  
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