

Offices



Coldra Woods, The Coldra, Newport, NP18 2YB

savills.com



TO LET

- 1,156 Sq M (12,446 Sq Ft) -
- 3,347 Sq M (36,027 Sq Ft)
- Headquarters Office Building
- Approximately 3.7 miles from Newport City Centre
- Substantial Car Parking

For Further Information:

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Gary Carver
029 2036 8963
07972 000 171
gcarver@savills.com

Contact:
Sam Middlemiss
029 2026 8962
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Location

The property is ideally located, adjacent to junction 24 of the M4 Motorway and 3.7 miles from Newport City Centre. It also benefits from being in close proximity to Newport Retail Park and a regular bus service which stops along the B4237, approximately 0.2 miles from the property. Furthermore it is situated adjacent to the main entrance of The Celtic Manor Resort.

Description

Coldra Woods is a headquarters office building, developed in the 1980's on a site of circa 8 acres. The available accommodation is located on the ground and lower ground floors of the property, benefitting from a specification including; Reception with 2 storey atrium; open plan and cellular offices; suspended ceilings with recessed lighting; carpeted raised access/solid floors; cooling and heating system; double glazing with window blinds; fully fitted canteen and commercial kitchen; a lab/data centre; WC's and shower facilities.

Accommodation

	Sq M	Sq Ft
Ground Floor:	2,191	23,581
Lower Ground Floor:	1,156	12,446
Total Area:	3,347	36,027

Floor by floor lettings will be considered.

Parking

The property benefits from 295 car parking spaces.

Terms

The offices are available to let by way of a new lease for a term to be agreed.

Rent/Price

£10.00 per sq ft pa

Building/Estate Service Charge

Further details available on request.



Business Rates

The business rates payable are approximately £4.00 per sq ft. Interested parties should make their own enquiries to the local rating authority.

EPC

The property has an Energy performance asset rating of 85 (Rating D).

Legal Costs

Each party to bear their own legal costs.

VAT

All figures quoted are exclusive of VAT.

Viewings

Strictly by appointment via Savills or joint agents JLL.

For Further Information:

Subject to contract

Apr 16

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