



CHARTISTOWER

UPPER DOCK STREET | NEWPORT | NP20 1DW

NEW GRADE A OFFICES

UP TO 25,862 SQ FT (2,402.6 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.

Newport has benefited from a number of new developments in recent years, most notably the Friars Walk shopping centre and leisure complex which offers a range of fashion outlets, cafés and restaurants. Both Newport Railway and Bus Stations have been substantially improved and Scarborough Developments developed a new 80,000 sq. ft. office for Admiral Insurance opposite Newport Station in 2014, with plans for further development in the future.

More recently, Accor have committed to a 149 bedroom hotel in Chartist Tower, which is situated above the office accommodation of the subject property.

Newport has also seen the development of a new 4,000 person capacity International Convention Centre, which has been built at The Celtic Manor Hotel and Golf Resort, located approximately 4 miles east of the city centre. This is expected to attract a number of major conferences and events to the area.



NOTABLE OFFICE OCCUPIERS IN NEWPORT:



AIRBUS



COSTA



DEBENHAMS



wagamama



CHARTIST TOWER

Chartist Tower has undergone extensive refurbishment throughout, transforming the building into a mixed use offering of high quality Grade A offices, ground floor retail space and a 4 star 149 bed Accor Hotel.

The offices are located on the first and second floors and benefit from their own dedicated entrance via Upper Dock Street. The ground floor will provide a spacious entrance lobby with access to the upper floors by either passenger lifts, escalator or stairs.



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A MIXED USE OFFERING
**OF QUALITY OFFICE,
HOTEL & RETAIL SPACE**

SPECIFICATION

The offices provide flexible open plan floorplates to allow easy space planning and benefit from excellent natural daylight provided by perimeter windows and a central lightwell.

The high-quality specification will include:



AIR
CONDITIONING



LED
LIGHTING



RAISED
FLOORS



SHOWER
FACILITIES



DEDICATED
RECEPTION



MALE, FEMALE AND
DISABLED WC'S



EXPOSED CEILING
SERVICES



PASSENGER LIFT
AND ESCALATOR



FIBRE INSTALLED
IN BUILDING



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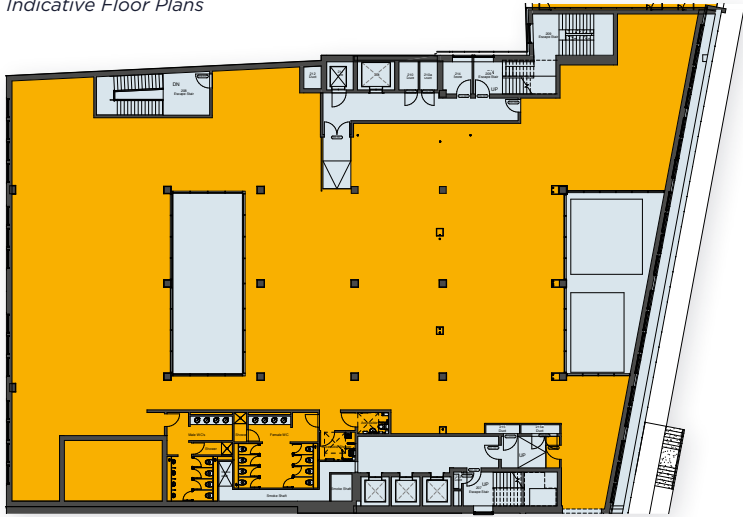
- ▶ The offices have been left in a shell condition to allow occupiers to have a choice of the fit out they require.
- ▶ Occupiers are able to utilise the Hotel facilities including the lounge/bar and terrace.

CAR PARKING

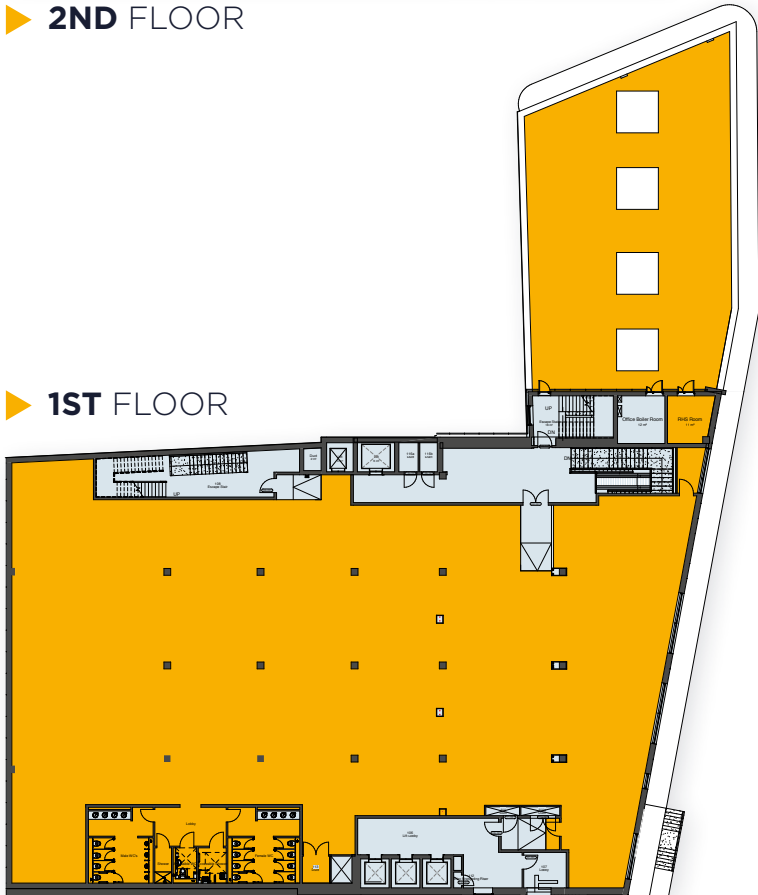
There is no dedicated parking with the building, however parking can be made available approximately 200m from the property. Further details are available on request.



Indicative Floor Plans



▶ **2ND FLOOR**



▶ **1ST FLOOR**



SCHEDULE OF ACCOMMODATION

	SQ M	SQ FT
First Floor*	1,127.5	12,136.4
First Floor (North)	279	3,000
Second Floor*	996.5	10,726.4
TOTAL AREA	2,403	25,862.8



*Floors can be split to accommodate offices from 5,000 sq ft upwards



**NEW GRADE
A OFFICES
UP TO 25,862
SQ FT**

CONNECTIVITY

Chartist Tower 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.



RAIL

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



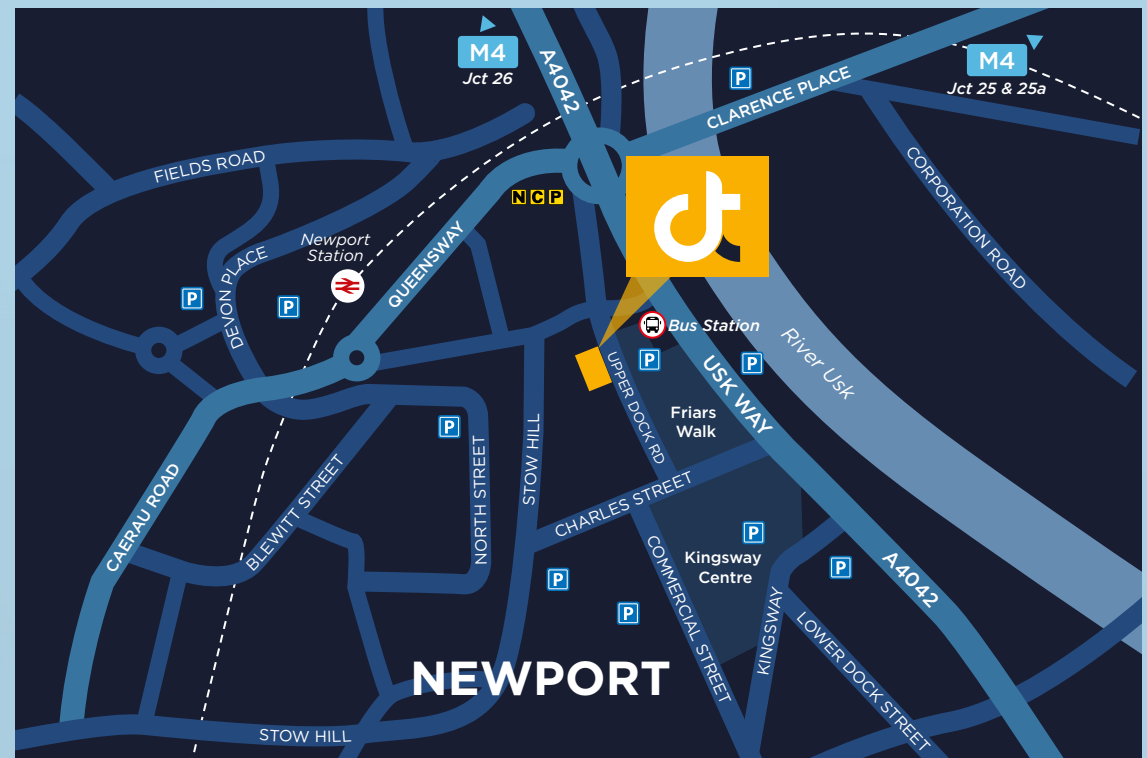
ROAD

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

UNIVERSITY OF SOUTH WALES
NEWPORT CITY CAMPUS

NEWPORT CITY FOOTBRIDGE

RIVER USK

CLARENCE BRIDGE

RIVERFRONT THEATRE

A402

P NCP CAR PARK

BUS STATION

FRIARS WALK MALL

P KINGSWAY CAR PARK

NEWPORT MARKET

DEBENHAMS

COMMERCIAL STREET

ADMIRAL INSURANCE

GYM GROUP

KINGSWAY SHOPPING CENTRE

NEWPORT STATION

TRAVELODGE

CHARTISTOWER



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TERMS

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

Further details are available on request.

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

Tenant to be responsible for all commercial rates payable.

EPC

Awaiting EPC. Further details available on request.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

All figures quoted are exclusive of VAT.



VIEWING

Strictly by appointment via
Savills or Cushman & Wakefield

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