

Ground floor, newly refurbished office space to let 2,583 sq.ft. (239 sq.m.)



Ground Floor
Wye House
Langstone Business Park
Newport
NP18 2LH



Location

Wye House is located in Langstone Business Park, located within close proximity to the M4, Junction 24 off the Coldra Roundabout which provides excellent transport links to Bristol and Cardiff. The immediate area is of mixed use and benefits from being within close proximity to occupiers such as McDonalds, Premier Inn, Beefeater, Coldra Court and Celtic Manor Resort.

The Severn Bridge tolls have recently been abolished, providing easier accessibility to Bristol and the surrounding areas.

Some notable office occupiers in the immediate area are Rombourne Serviced offices, RDP Law and Langstone Community Council.

Description

The ground floor forms part of a larger, two storey multi-let office building which has recently been refurbished to a good standard. The building benefits from the following specification:

- Secure access with fob entry system.
- Lift.
- Suspended ceilings.
- Carpeted throughout.
- LED lighting.
- Double glazing.
- Gas central heating.
- Communal male and female WC's.
- On-site parking.

Car Parking

There are 10 car parking spaces allocated to the suite.

Energy Performance Certificate

Energy Performance Certificate Rating of C64.

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Floor	Size (sq ft)	Size (sq m)
Ground Floor Suite A	2,583	239.97
Total	2,583	239.97

Rates

The current Rateable Value of the property for the period 2019/20 is based on UBR multiplier of £0.526p. The Rates Payable for 2019/20 are as follows:

Rateable Value	Rates Payable
£19,500	£10,257

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Tenure

The offices are available with vacant possession on a new lease for a term to be agreed.

Rent

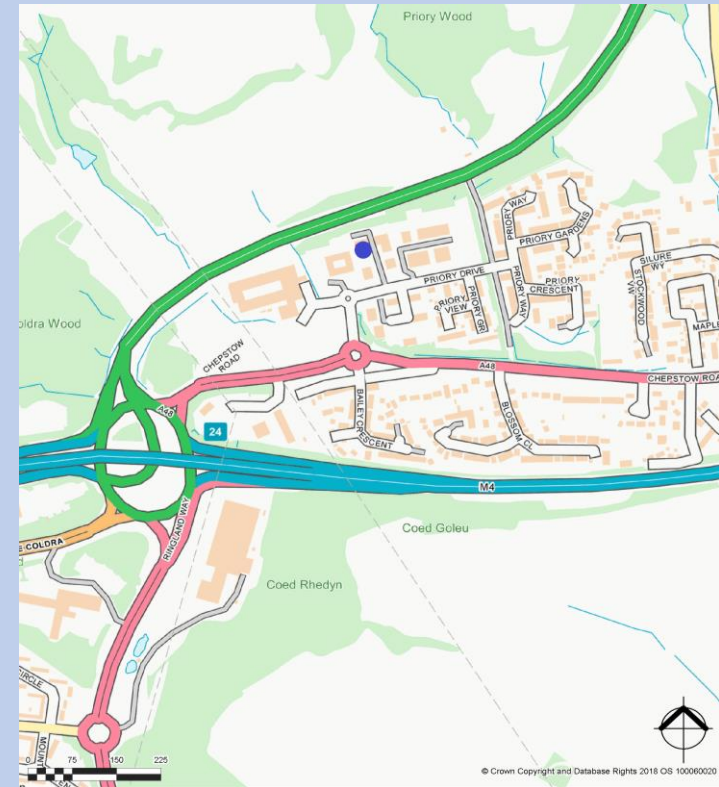
Quoting rent is available upon request.

VAT

All figures quoted are exclusive of V.A.T. where applicable.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.



Further Information

029 2037 8921

Rhys Knight | rhys.knight@fletchermorgan.co.uk

John James | john.james@fletchermorgan.co.uk



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