

TO LET -

GROUND FLOOR

Unit 2, The Courtyard, Newport, NP10 8UL



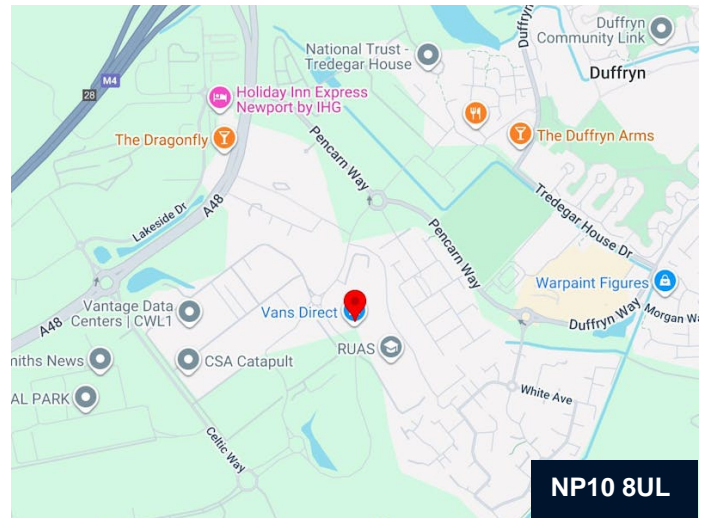
Key Highlights

- 10 Parking Spaces
- Just off J28 of the M4
- 1,999 sq ft (186 sq m)
- Open Plan
- Heating/Cooling

2 Kingsway
Wales CF10 3FD

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Description

Unit 2 Imperial Courtyard has recently undergone an extensive refurbishment program and provides high quality office accommodation in a self-contained building. The offices is situated on the ground floor with a specification including perimeter trunking; heating/cooling; LED lighting and male and female WC's.

Location

Imperial Courtyard is situated just off J28 of the M4 Motorway, to the south of Celtic Springs Business Park. The property benefits from being in close proximity to Newport city centre, 3 miles to the east, and Cardiff city centre, 10 miles to the west via the A48 and M4. The property benefits from regular bus services running along Pencarn Way to the north-east of the property.

Imperial Courtyard comprises a range of high quality office, research, production and warehousing units, in an impressive, secure estate. Imperial Courtyard is located within Imperial Park. Occupiers in the vicinity include Airbus, Wales and West Utilities, Dwr Cymru and Vantage Data Centres. Nearby amenities include a Holiday Inn, Asda Superstore, Greggs bakery and a public house/restaurant.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,999	185.71	Available
Total	1,999	185.71	

Parking

There are 10 spaces allocated to the ground floor suite.

Terms

The suite is available by way of a sub lease or assignment of the existing lease which expires 31 May 2027 at a rent of £31,484 pa.

Service Charge

A service charge is levied. Further details on request.

Business Rates

Rateable Value: £40,000

Rates Payable (25/26): £22,720

EPC

B Rating

Legal Costs

Each party to bear their own legal costs.

Vlewings

Strictly by appointment via Savills.

Contact

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