

Offices

Unit 2, Imperial Courtyard, Imperial Park, Newport, NP10 8UL

To Let



- From 185.70 sq m (1,999 sq ft) up to 274.64 sq m (4,033 sq ft)
- Just off J28 of the M4
- Extensive, high quality refurbishment
- Self-contained building

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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 area is due to benefit from proposed improvements to infrastructure, which includes the construction of the M4 relief road, which could result in a further motorway junction being situated to the immediate south 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 at the entrance to Imperial Park, where the UK headquarters of Go Compare is situated. Other occupiers in the vicinity include Airbus, Wales and West Utilities, Dwr Cymru and Acorn. Nearby amenities include a Holiday Inn, Asda Superstore, Greggs bakery and a public house/restaurant.

Description

Unit 2 Imperial Courtyard has recently undergone an extensive refurbishment program and now provides high quality office accommodation in a self-contained building. The offices are situated over two floors with the following specification:

- LED Lighting
- VRF Heating and Cooling Systems
- Suspended ceilings
- Passenger lift
- Perimeter trunking
- Male and female wc's
- Fully carpeted

Accommodation

Ground Floor	185.70 sq m	(1,999 sq ft)
First Floor	188.94 sq m	(2,034 sq ft)
Total	374.64 sq m	(4,033 sq ft)

Parking

There are 20 car parking spaces in total allocated to the property.

Terms

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

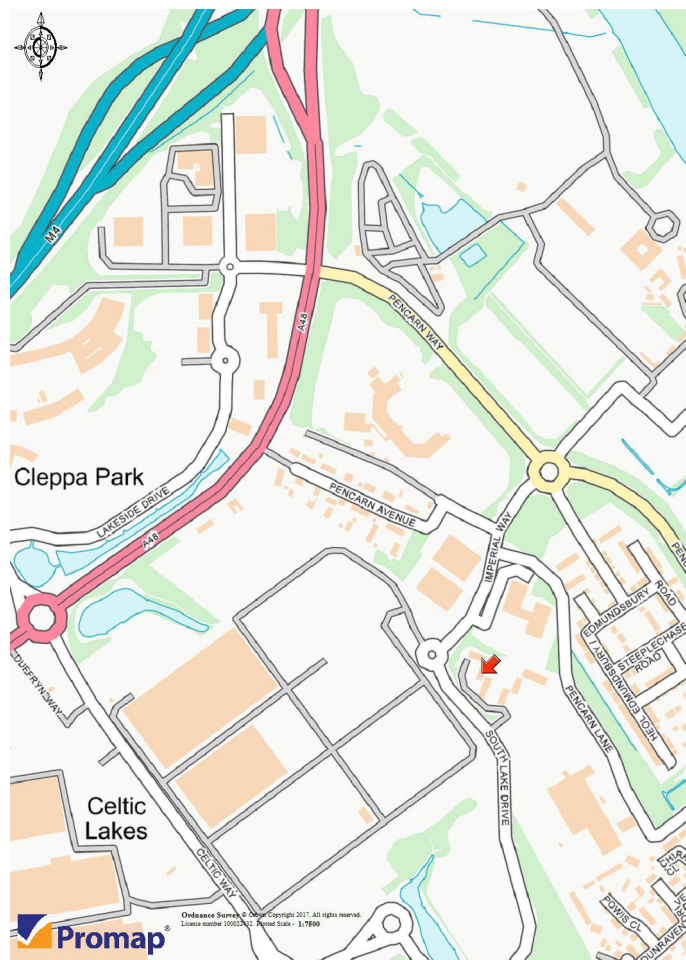
Business Rates

To be assessed.

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VAT

All figures quoted are exclusive of VAT.

EPC

The property has an Energy Performance Rating of 77 (D Rating). A copy of the Energy Performance Certificate can be provided on request.

Legal Costs

Each party to bear their own legal costs.

Viewings

Strictly by appointment via Savills or joint agents Knight Frank.

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