

FOR SALE/MAY LET

£595,000/£10 psf



1A, ESPERANTO WAY, NEWPORT, NP19 0RD

- Three storey detached office building with attached storage
- Well established industrial location close to Southern Distributor Road
- Office accommodation available from 1,321 sq m to 4,293 sq ft
- Can be sub divided on a floor by floor basis
- Ample Parking & Secure Yard

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01633 212 333

LOCATION

The subject premises is located on the corner of Esperanto Way and Stephen Street, approximately 2 miles from Newport City Centre just off the A48 Southern Distributor Road off Corporation Road. The property is in a prominent position opposite the eastern entrance to the iconic Newport Transporter Bridge.

DESCRIPTION

The property comprises a three storey detached office building with attached storage. Internally the property is divided up to provide office, kitchen and WC facilities on each floor.

To the rear of the property there is an attached warehouse/store with roller shutter access. The warehouse provides further storage on a mezzanine level above.

Externally the property benefits from ample car parking for approximately 28 cars within a secure yard area.

AREA

Ground Floor Offices	122.7 sq m	1,321 sq ft
First Floor Offices	142.7 sq m	1,536 sq ft
Second Floor Offices	133.4 sq m	1,436 sq ft
Warehouse/Stores	167.1 sq m	1,799 sq ft
Total	566 sq m	6,092 sq ft

BUSINESS RATES

Rateable Value	£40,000
Rates Payable (2017/2018)	£19,160

PLANNING

The property currently has planning permission for B1/B2/B8 use. We advise potential purchasers to make enquiries with the local authority with regards to their proposed use.

SERVICES

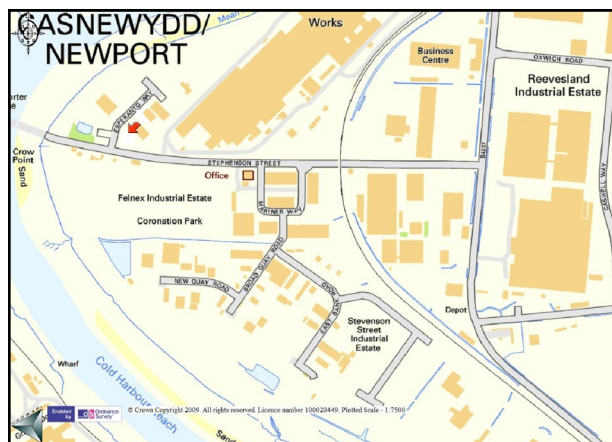
Mains electricity, water and drainage are connected to the property. The property has 20kW of solar panels installed on the roof, which currently produces £6,000 per annum.

LEGAL COSTS

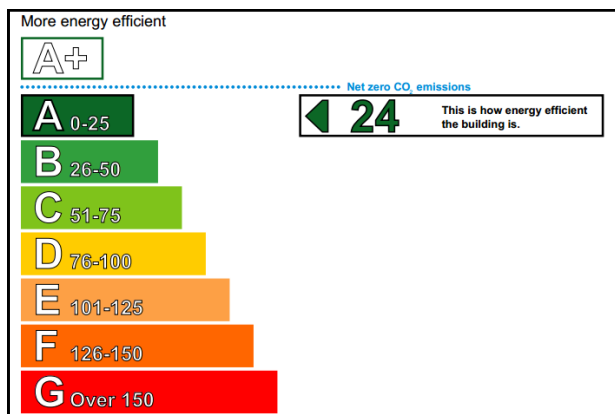
Each party to be responsible for their own legal costs incurred in a transaction.

TENURE

The property is available long leasehold for 125 years from 2011 at an asking price of £595,000. The property is also available on a new lease in whole or part at an asking rent of £10 psf.



ENERGY PERFORMANCE ASSET RATING



VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with joint agents Nuttall Parker and Knight Frank;

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