

# GRADE A OFFICES TO LET

## Magor

**alder king**

PROPERTY CONSULTANTS



### GRADE A OFFICES

**Innovation House  
(Building 104)  
Wales 1 Business Park  
Monmouthshire Junction  
23A M4  
NP26 3DG**

**2,000 - 26,238 sq ft  
(185.80 - 2,437.57 sq m)**

Prominent and established  
scheme on motorway junction



# Innovation House (Building 104), Wales 1 Business Park, Monmouthshire Junction 23A M4, NP26 3DG

## Location

Strategically and prominently located at the gateway to South Wales at Junction 23a of the M4 Motorway. In excess of 90,000 vehicle movements along this stretch each day allowing those living in both England and Wales a fast and easy route to work.



## Description

In total, the business park extends to over 17 acres and is one of the first developments of speculative sustainable office buildings in Wales. The offices have been designed with the intention of providing buildings which are low in carbon emissions using such features as enhanced solar shading and improved insulation levels.

The scheme includes :

- A 127 bedroom Hampton Hilton hotel, completed in September 2010, which also provides hot food and bar services for occupiers on the park.
- Building 103 (c,6,000 sq ft) where tenants include Apple Tree Nursery, Subway and a Sawyers American Diner.

- Building 102 which was completed in July 2011 comprises 15,000 sq ft of Grade A offices on three floors. Occupiers include Edenstone Homes and Madcatz.

Severn Tunnel Junction railway station is within a short drive of Wales One where there are regular services to Bristol Temple Meads, Newport and Cardiff.

Innovation House (104) comprises three storeys of Grade A offices available as a whole or in part.

Specification includes:-

- Fully accessible raised floor
- Carpet tiles throughout
- Predominantly open plan flexible configuration
- Existing kitchen/breakout area
- Passive air handling system
- 100 allocated on site car parking spaces
- Potential availability to future tenant of some existing furniture
- "A" grade Energy Efficiency rating
- Passenger lift access
- Highly prominent location on the front corner of the business park

The building and estate have been designed to reduce day to day running costs resulting in lower carbon footprints and lower overall occupational costs.

## Accommodation

Area	Sq ft	Sq m
Ground floor	8,368	777.41
First Floor	8,935	830.08
Second Floor	8,935	830.08
<b>Total</b>	<b>26,238</b>	<b>24,37.57</b>

## Service Charge

A service charge will be levied to cater for maintenance of the estate and common parts of the building. Utilities consumed will be included in the service charge and will be estimated on a case by case basis. The Service charge is estimated to run between £2.00 and £3.00 per sq ft excluding utilities.

## Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

## Planning

We understand that the accommodation has planning consent for offices B1(a) but all interested parties should make their own enquiries to the Planning Department of Monmouthshire Council. Tel: 01633 644644 or [www.monmouthshire.gov.uk](http://www.monmouthshire.gov.uk).

## Rent

£14.00 per sq ft per annum for a standard repairing lease.

## Legal Costs

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

**alder king**

PROPERTY CONSULTANTS



# Innovation House (Building 104), Wales 1 Business Park, Monmouthshire Junction 23A M4, NP26 3DG

## Business Rates

Interested parties should make their own enquiries to Monmouthshire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

The rateable value has been assessed at £195,748. Therefore, rates payable per annum are approx. £97,678 per annum (£4.18 per sq ft per annum).

## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

## Energy Performance Certificate

The energy performance certificate rating is C (57). The full certificate and recommendations can be provided on request.

## The Code for Leasing Business Premises in England and Wales 2007

Please see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

## Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent. We recommend that the prospective tenants establish the implications before entering into any agreement.



## Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

## Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

## Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

## Alder King Property Consultants

18 Park Place  
Cardiff  
CF10 3DQ

[www.alderking.com](http://www.alderking.com)

**Owen Young**

029 2038 1996

[oyoung@alderking.com](mailto:oyoung@alderking.com)

**Alexander Kaine**

029 2039 1468

[AKaine@alderking.com](mailto:AKaine@alderking.com)

**Ref:** OY/86622

**Date:** February 2018

