

LIVINGSTONE HOUSE

LANGSTONE BUSINESS PARK, LANGSTONE, NEWPORT, NP18 2LH



TWO STOREY OFFICE ACCOMMODATION
6,362 SQ.FT (591.03 SQ.M)



- Located on Junction 24 of the M4
- Modern two storey offices
- Excellent parking ratio

LOCATION

Livingstone House is located on Langstone Business Park, strategically located at Junction 24 of the M4 Motorway providing direct motorway links to Cardiff and Bristol.

Newport City Centre is located approximately 5 miles to the West, offering regular national and local bus and rail links.

The area benefits from a range of facilities and is located in close proximity to the Celtic Manor Resort.

Existing occupiers located on the park include NFU Mutual, Handlesbanken, Grenke and Smart Solutions.

DESCRIPTION

The property comprises a two storey office building of framed construction, with brick faced external walls.

The specification includes raised floors, suspended ceilings, air conditioning, male, female & disabled WC's and an intercom and electronic access control system.

The accommodation provides a mixture of attractive open plan and cellular offices, with existing board and meeting room facilities.

ACCOMMODATION

Ground Floor	3,223 sq.ft. (299,38 sq.m)
First Floor	3,139 sq.ft. (291.65 sq.m)
TOTAL (IPMS 3)	6,362 SQ.FT. (591.03 SQ.M)

PARKING

30 car parking spaces are included with the property.

TERMS

The property is available by way of a new lease, for a term of years to be agreed.

RENT

£75,000 per annum.

VAT

VAT will apply at the prevailing rate.

RATES

Rateable Value: £47,750
Rates Payable: £25,117 pa

LEGAL COSTS

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

EPC RATING

The property has an EPC rating of C/66



VIEWING

Strictly by appointment with sole agents:-

Mark Siddons mark.siddons@coark.com 02920 346361

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