

## Directions

Leave the M4 motorway at junction 25A which leads to the A4042, southbound towards Newport city centre. After approximately 400 yards take the first slip road on the left to the A4051 roundabout, then take the second available exit with Sainsbury's supermarket ahead. At the roundabout at Newport Castle turn left to B4691 Clarence Place and Clarence House are located on the immediate left as you cross the river Usk bridge.

When approaching Newport from the West, leave the M4 motorway at junction 26, taking the third available exit onto the A4051 Malpas Road southbound for Newport city centre. This will take you onto the A4051 roundabout, again take the second available exit and follow the above directions to Clarence House.

The multi-storey car park is accessed by taking the first left turn next to the building with the car park entrance, being immediately on your left-hand side.

## Rental/lease terms

The rent will relate to the specification and standard of the finishes required by the tenant, with all rents exclusive of rates, service charge, building insurance and VAT.

The lease terms are flexible and by negotiation.

## Legal Costs

Each party to be responsible for their legal fees incurred in the transaction.

## Viewing

By prior appointment with the letting agents, Hutchings & Thomas.

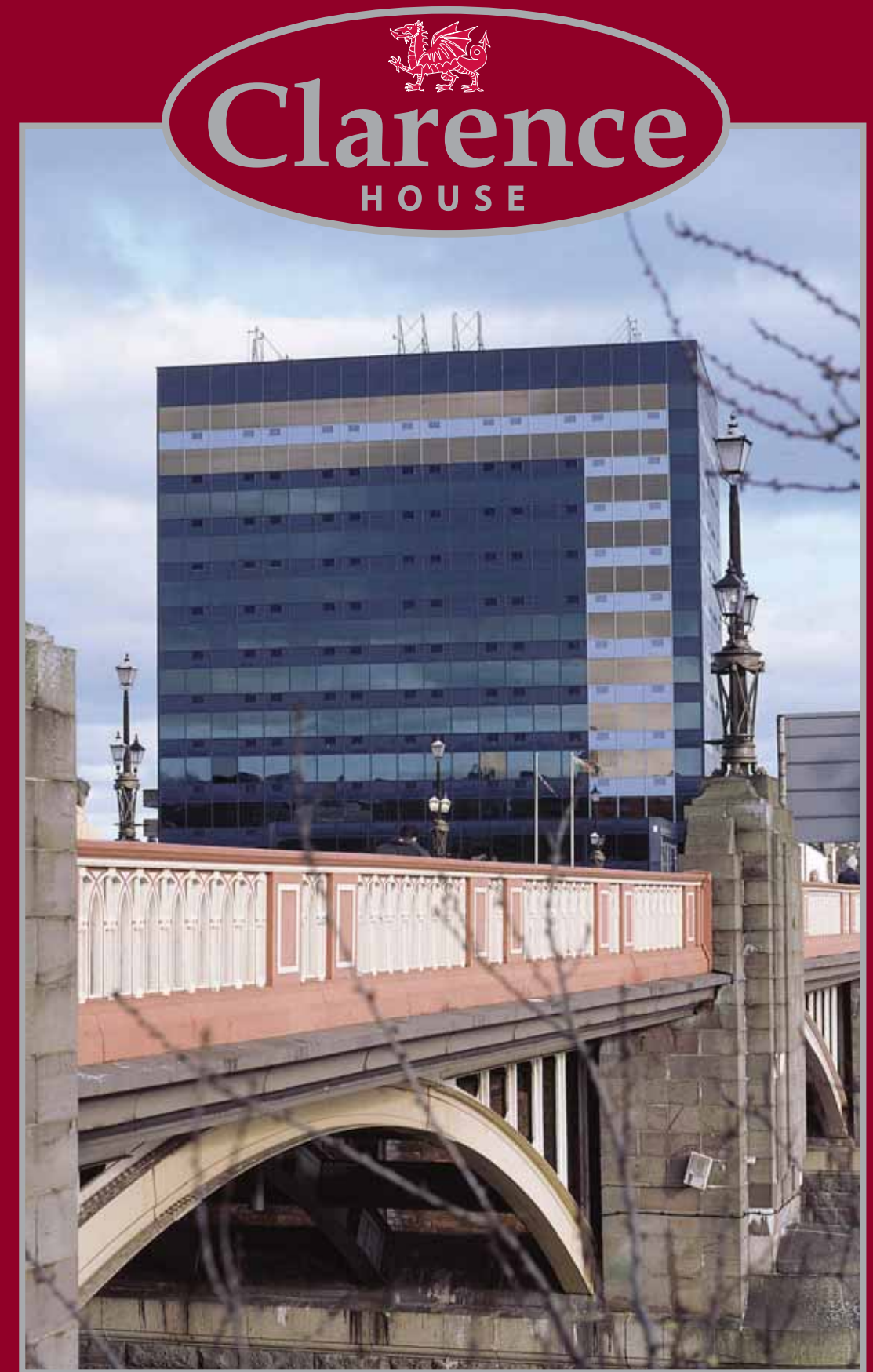
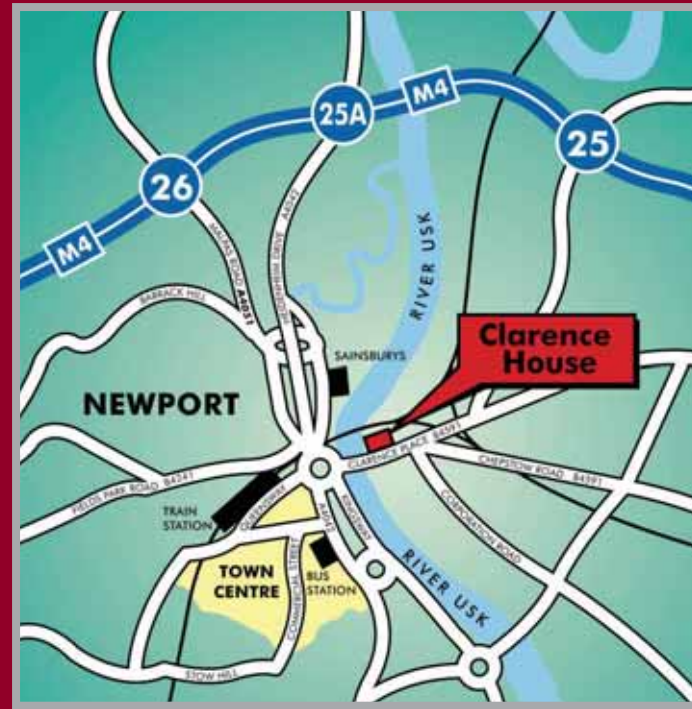
Please contact:  
Haydn Thomas  
01633 214444



visit our web site



Second Severn Crossing, gateway to South Wales.



NEWPORT  
SOUTH WALES

NOW WITH 'CITY' STATUS

- 2 miles from the M4 motorway, junction 25a.
- Located on major bus routes.
- Close to main line station - Swansea/Paddington.
- 8,000 sq.ft. open plan floor plates (divisible).
- Good natural light.
- Air handling system.
- Commissionaires/security/CCTV/24hr access.



The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any error. No other statements contained in the particulars are to be relied upon as a statement of fact and intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of these statements. The Vendor or Lessors do not make or give Hutchings & Thomas nor any person in their employment any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals quoted are exclusive of Value Added Tax to which they may be subject.

## Location

Clarence House is a landmark office building situated in a prominent and central location on the east side of the river Usk, being only a short walk from Newport city centre, Newport central bus station and main line railway station. Junctions 25 and 25a of the M4 motorway are close by and well located for easy access to Clarence House, in the business district of Newport.

## Description

Clarence House, located in Clarence Place is a 10 storey office building providing over 80,000 sq. ft. (7,429 m<sup>2</sup>) of good quality office suites and floor plates of 8,000 sq. ft. (743m<sup>2</sup>) excellent natural light and superb views over the river Usk, Newport and beyond (from upper floors).



## Communications

Newport mainline railway station (Intercity) provides a regular service to London, Paddington - journey time approximately 90 minutes.

Newport central bus station is easily accessible from Clarence House, offering numerous bus routes serving Newport and the surrounding area.

## Car Parking

The adjoining multi-storey car park is within the Landlord's ownership and provides approximately 350 car parking spaces, and all suites are therefore offered with car parking at a ratio of 3 spaces per 1,000 sq.ft.



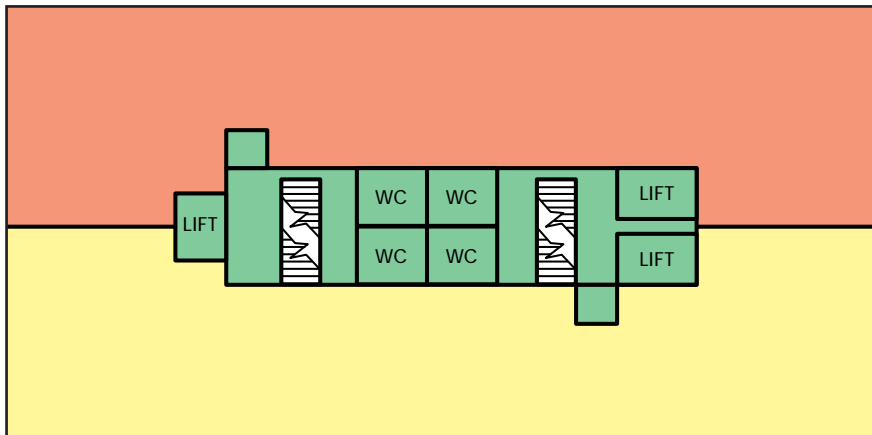
Indicative photograph only - similar specification can be provided on vacant office suites.



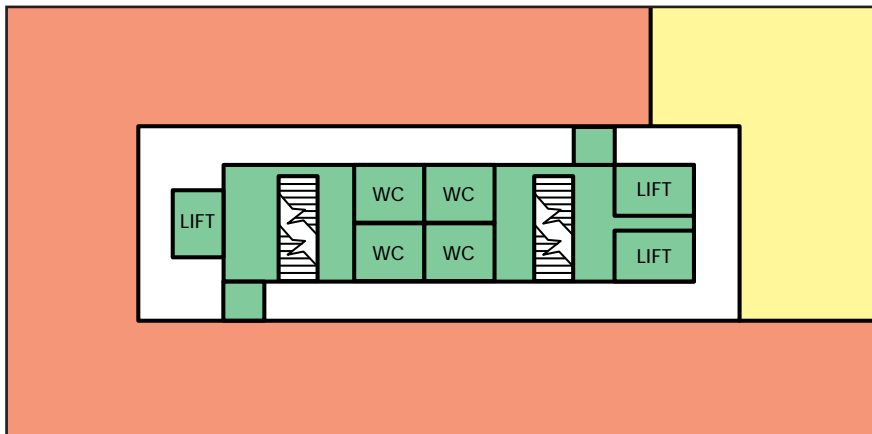
## Central Area

Newport central area offers an excellent selection of shops, including Marks & Spencer, Boots, WHSmith, banks and building societies, with food shopping at Iceland (located on the ground of Clarence House), Sainsbury's, Somerfield and numerous local specialists retailers. Newport also offers a wide selection of restaurants, public houses and leisure facilities.

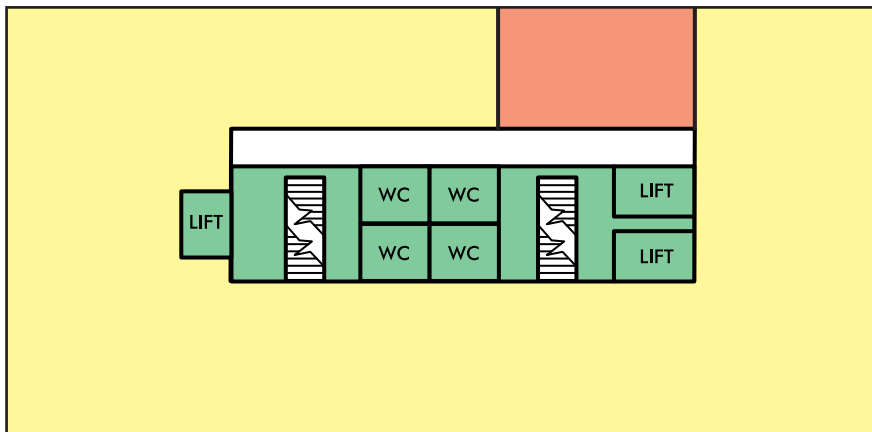
### 3rd Floor



### 5th Floor



### 6th Floor





**95% LET**

**Office Suites and Floor Plates to let**  
**Suites from 500 sq. ft. to 8,025 sq.ft.**

FLOOR	Sq.ft.	M <sup>2</sup>
10		<b>LET</b>
9		<b>LET</b>
8		<b>LET</b>
7		<b>LET</b>
6	565	52.4
5	572/5034	53.1/467.6
4		<b>LET</b>
3	875/3375	81.2/313.5
2		<b>LET</b>
1		<b>LET</b>
<b>CONCOURSE</b>		<b>LET</b>

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- Good supply of quality labour and competitive labour rates.
- Excellent road, rail and bus links.
- Newport is located on the main Swansea to Paddington rail link with Intercity trains to London and Swansea every hour.
- Newport to Paddington direct is 90 minutes (approximately).
- Regular rail services to the north west and west midlands are also served from Newport and Swansea.
- Newport is strategically located with four motorway junctions from the M4 Motorway - junctions 24, 25, 25a and 26 providing access to Cardiff and Swansea to the west and Bristol, Swindon, Reading and London to the east.

#### Tenants at Clarence House include:

- Abbey National
- A.C.Neilson
- Actebis (UK) Ltd.
- Amey BPO Services Ltd.
- Black Horse Finance
- Charity Commission
- Iceland
- Newport Housing Trust
- Valuation Office
- Vislink Plc
- Welsh Assembly
- Wrekin Plc.



Restaurant & Superstore at ground floor.





Photo montage indicative of reception hall.



Viewing by prior appointment with the letting agents, Hutchings & Thomas.

Please contact: Haydn Thomas 01633 214444



Managed by Collin Stewart Property Fund Management Ltd. 01633 775220