

REFERENCE

STATION QUARTER | NEWPORT

NEW GRADE A OFFICES 53,000 SQ FT

A VIBRANT AND EVOLVING CITY

Newport offers a wide range of city centre amenities and facilities nearby, with major attractions including the newly developed Friar's Walk Retail Quarter, Kingsway Shopping Centre, and the Riverfront Art Centre.

The location offers convenient access to amenities such as high brand retail outlets, a multiplex cinema, a ten pin bowling complex, gyms, hairdressers and banks, as well as a wide variety of bars and restaurants.



HIGH STREET BRANDS



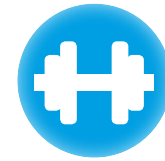
BANKS



UNIVERSITY



MULTIPLEX CINEMA



GYMS



LEISURE



STATION QUARTER, NEWPORT'S HEADLINE DEVELOPMENT

Station Quarter is Newport's prime office development prominently situated directly opposite the comprehensively redeveloped Newport Railway Station.

It is already home to Admiral House which was built for Wales's largest insurance business in 2013, and now accommodates 1,000 staff.

Scarborough Development Group are developing additional facilities and a plaza in the centre of the scheme that will be in place by the time the Interface building is completed.



Nearby amenities -
café, bars, fitness facilities,
shopping and restaurants.



Transport links - regional
and national connections
via adjacent bus, train
and road networks



Connectivity - within
a short walk of Friar's
Walk, Kingsway and
a host of city centre
amenities



An established commercial
location alongside Admiral
Insurance, one of Wales'
largest employers



AN IMPRESSIVE NEW OFFICE BUILDING ON NEWPORT'S PRIME DEVELOPMENT SITE

Interface is the next stage of the Station Quarter development by Scarborough Group.

The development provides for a new 6 storey Grade A office building of 53,000 sq ft, located in the heart of Newport city centre, adjacent to the train station and bus interchange.

INTERFACE



Up to 53,500 sq ft of office space available



6 storeys



Office floors of 9,130 sq ft





Indicative CGI image

SCHEDULE OF AVAILABILITY

6th Floor

Office 9,130 sq ft (848.2 sq m)

5th Floor

Office 9,130 sq ft (848.2 sq m)

4th Floor

Office 9,130 sq ft (848.2 sq m)

3rd Floor

Office 9,130 sq ft (848.2 sq m)

2nd Floor

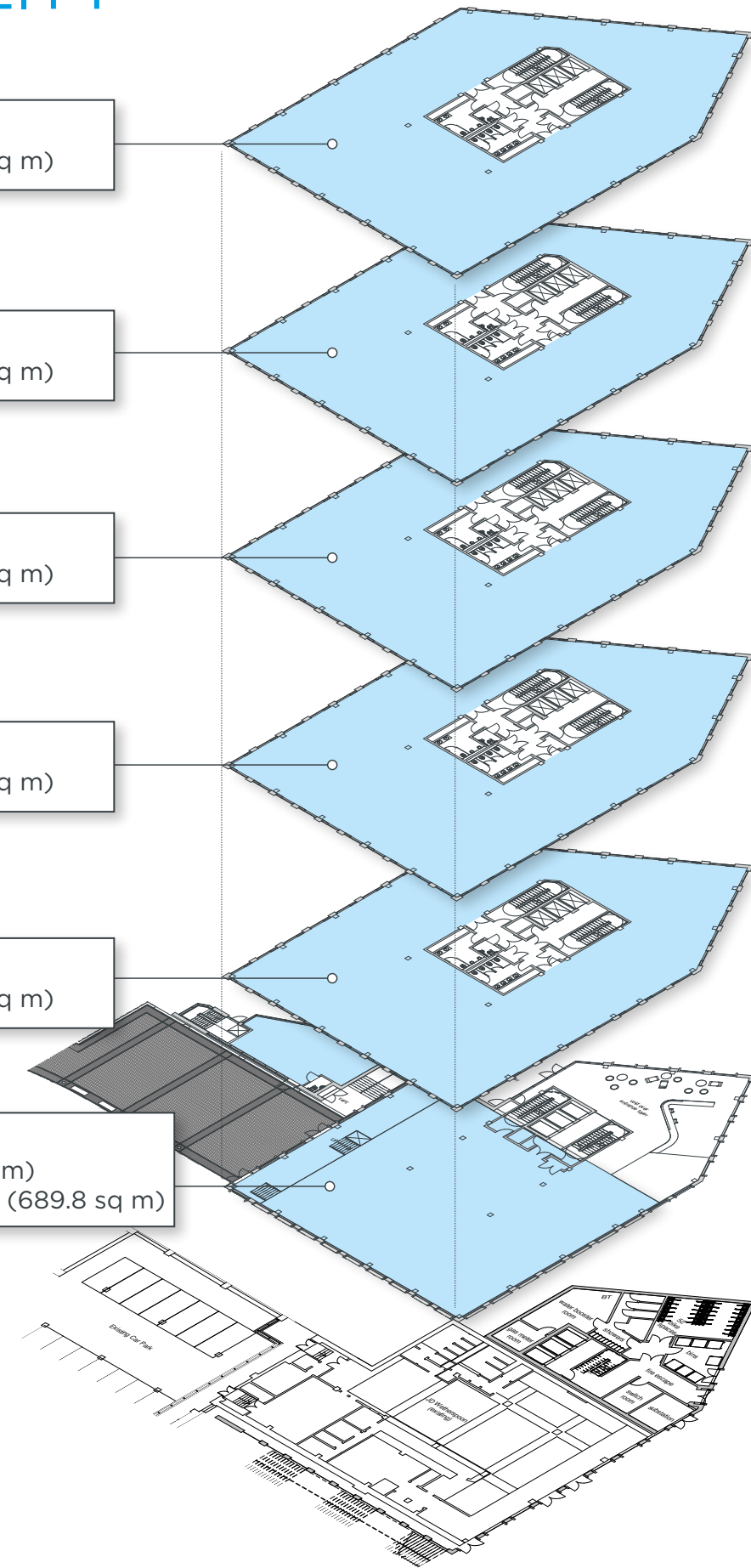
Office 9,130 sq ft (848.2 sq m)

Plaza Level

Kiosk 1,145 sq ft (106.4 sq m)
Office/Retail B 7,425 sq ft (689.8 sq m)

Total

Office	53,075 sq ft	4,930.8 sq m
Kiosk	1,145 sq ft	106.4 sq m

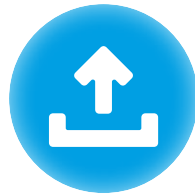


HIGH QUALITY FLEXIBLE SPACE

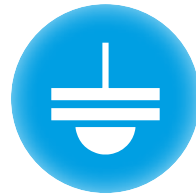
The development has been designed to suit the needs of modern office occupiers and the Grade A specification includes the following:



AIR
CONDITIONING



RAISED FLOORS
& FLOOR BOXES



SUSPENDED
CEILING



VDU COMPATIBLE
LIGHTING



FULLY MANNED
RECEPTION



3X13 PERSON
PASSENGER LIFT



WCS TO
EACH FLOOR



24 HOUR
ACCESS



SHOWERS



CYCLE RACKS



INTERFACE

WELL CONNECTED

LOCATION & TRANSPORT

Interface forms part of Station Quarter, a prominently located commercial development on Queensway, in the heart of Newport city centre, that also includes Admiral House.

The development is within close proximity of the commercial, retail and leisure offer in the city centre, as well as the established commercial district of Gold Tops.

It is located immediately opposite Newport railway station, providing direct links to Bristol, Cardiff and London.



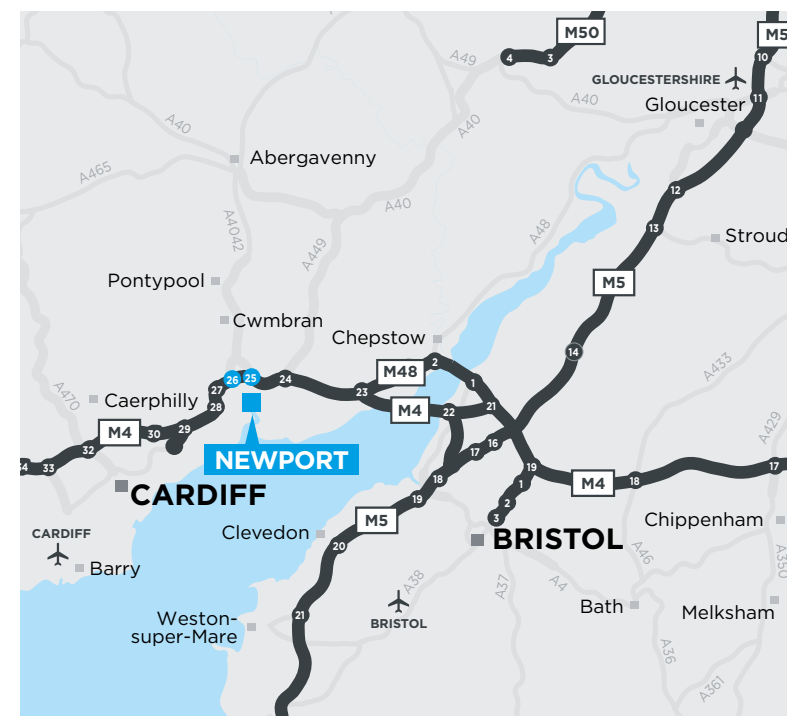
CAR
 J26, M4 - 1 mile
 Cardiff - 17 miles
 Bristol - 31 miles



TRAIN (FROM NEWPORT STATION)
 Cardiff - 17 minutes
 Bristol - 21 minutes
 London - 1hr 55 minutes



AIRPORTS
 Cardiff - 27 miles
 Heathrow - 122 miles



INTERFACE

TERMS

The development can be tailored to suit the specific needs of incoming occupiers. The building will be available on new full repairing and insuring terms by way of a service charge. Please contact the agents for further details.

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