

COLDRA WOODS

NEWPORT NP18 2YB

To Let
PROMINENTLY LOCATED
OFFICE BUILDING

TO LET 36,027 sq ft (3,347 sq m)



Executive Summary

- Adjacent to Celtic Manor Resort
- Ideally located off J24 of M4
- Excellent car parking ratio of 1 per 216 sq ft
- Large reception with 2 storey atrium
- Canteen and commercial kitchen
- On-site back up generator
- Part let to Wesley Clover and Celtic Manor Resort

Location

Coldra Woods is ideally located just off J24 of the M4 Motorway, at its intersection with the A449, which links into the M50, providing easy access to the Midlands to the north. Cardiff is located 18 miles to the west, Newport 6 miles and Bristol 27 miles.

There are a number of excellent amenities within close proximity. The Celtic Manor resort boasts a 5 star hotel with 3 championship golf courses. There is a McDonalds restaurant located on J24 and Newport Retail Park is within a 5 minute drive of the property.

Car Parking

The property benefits from an excellent car parking ratio of 1 space per 216 sq ft.

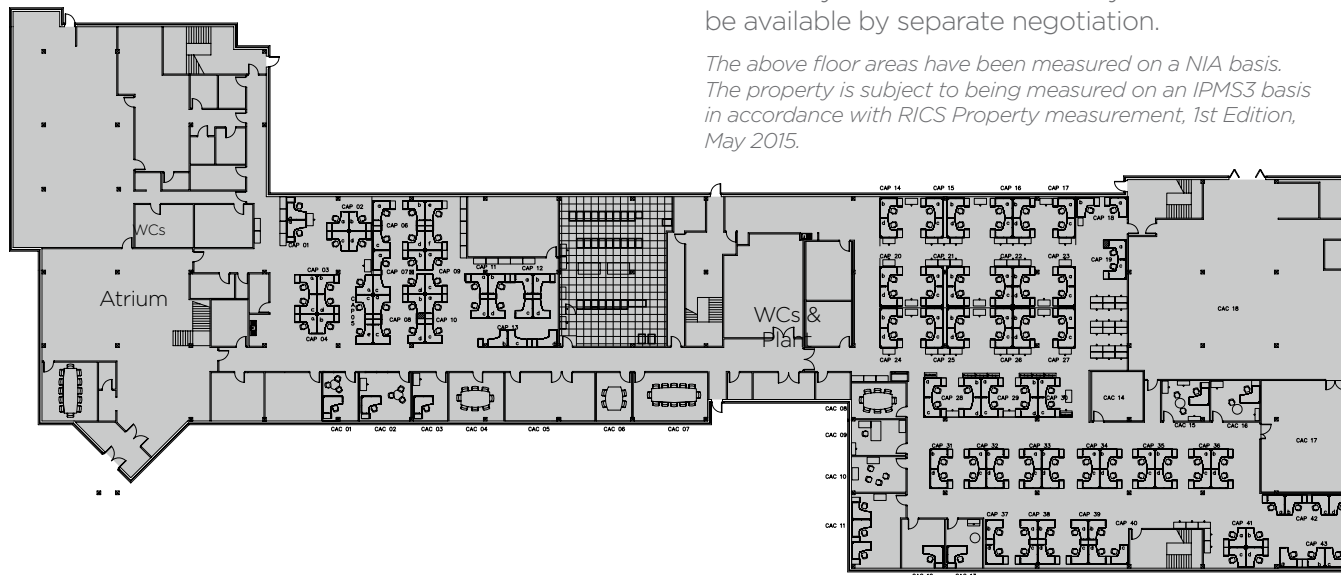


Description and Specification

The building was developed in the late 1980s and has subsequently been extended to provide good quality office accommodation on a mature landscaped site of circa 8 acres. The property benefits from the following specification;

- Reception with 2 storey atrium
- Open plan and cellular offices
- Carpeted raised access/solid floors
- Suspended ceilings with recessed lighting
- Cooling and heating system
- Double glazing
- Canteen and commercial kitchen
- Meeting, board and training rooms
- Lab/data centre
- Goods lift
- WC's and shower facilities
- On-site back up generator

Example Floor Plan



Accommodation

The property comprises a lower ground floor and 2 upper floors with the accommodation detailed below:

Floors	Use	Availability	Sq M	Sq Ft
1st	Office	LET	2,586	27,836
Ground	Office Canteen Reception	AVAILABLE	2,191	23,581
Lower Ground	Office	AVAILABLE	1,156	12,446
Total (NIA)			5,933	63,863

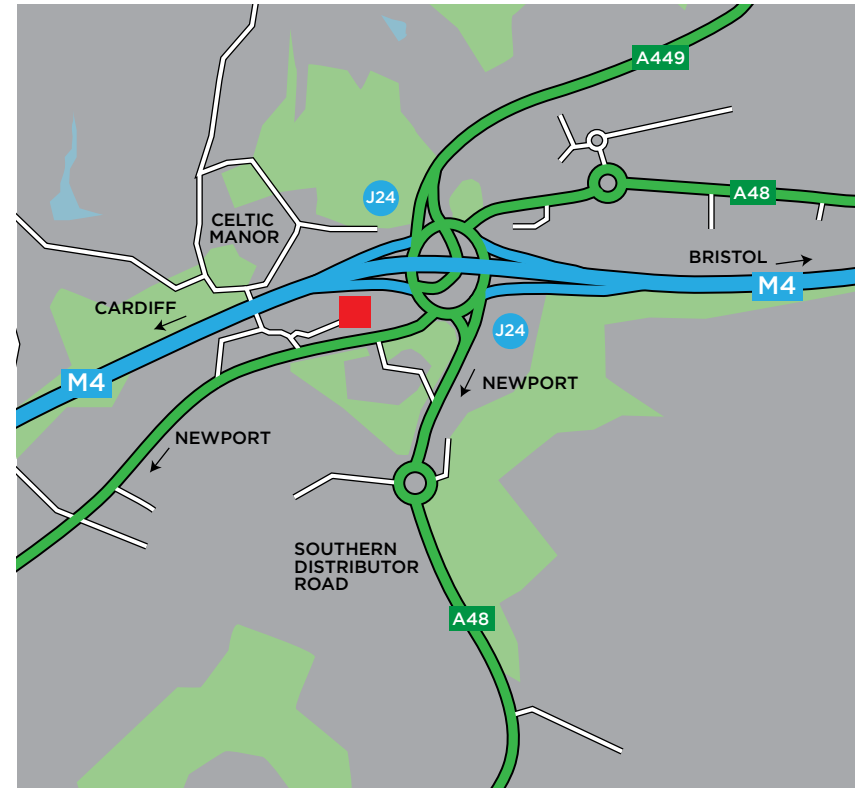
Warehouse Areas

Floors	Use	Availability	Sq M	Sq Ft
Ground	Storage	AVAILABLE	293	3,152
Total			293	3,152

The offices are available as a whole or floor by floor. The 1st floor may also be available by separate negotiation.

The above floor areas have been measured on a NIA basis. The property is subject to being measured on an IPMS3 basis in accordance with RICS Property measurement, 1st Edition, May 2015.





Lease Terms

The property is available to let by way of a new lease. Further details of the quoting terms are available on request.

Business Rates

To be reassessed. Further details on request.

EPC

The building has an EPC rating of 85 (D)

Service Charge

A service charge will be payable to cover the landlords costs of running and maintaining the property. Further details on request.

VAT

It is understood the property has not been elected for VAT, however this is subject to Verification with HMRC.

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