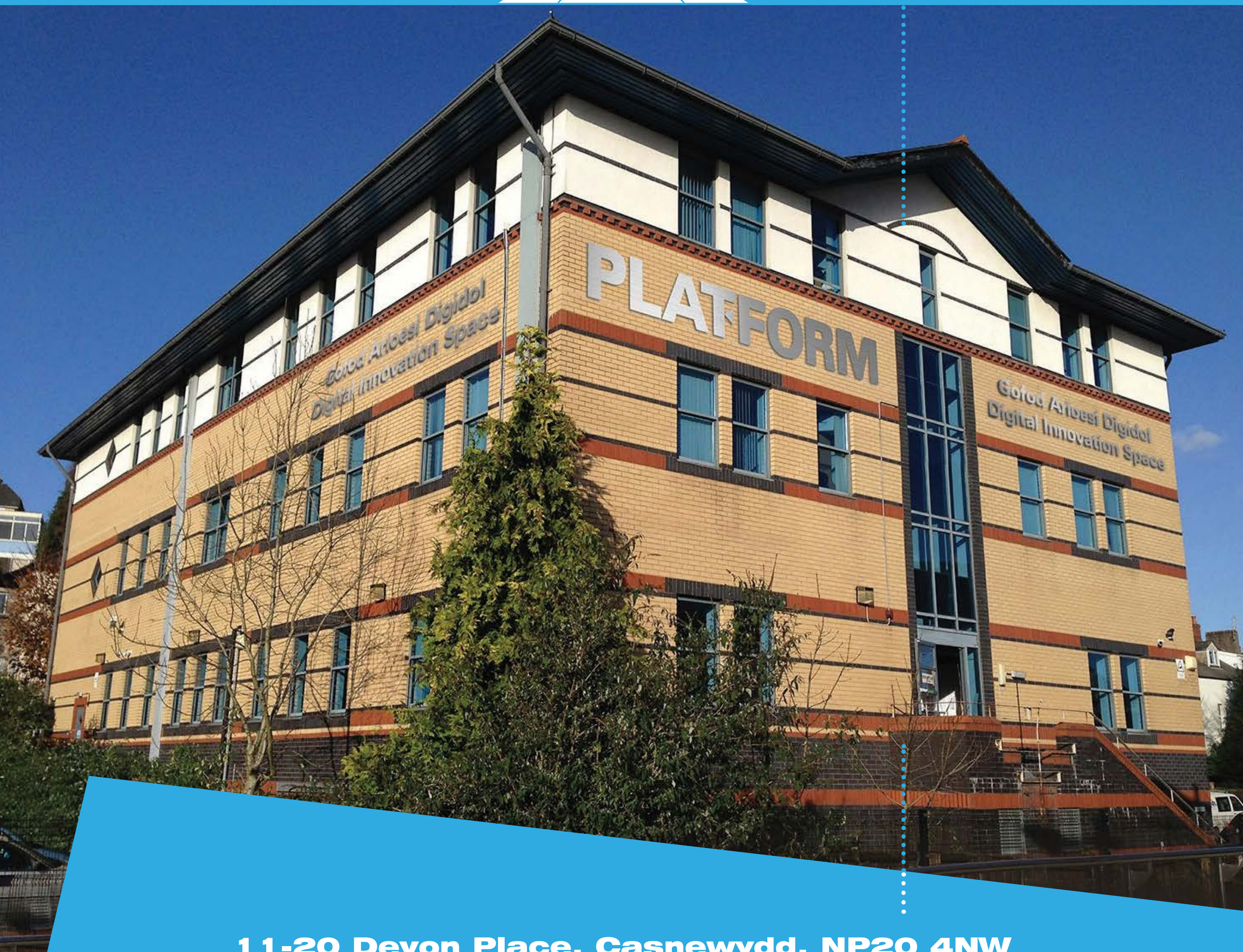
Cliciwch am y Gymraeg
Click for Welsh

Cliciwch am Saesneg
Click for English

PLATFORM

Gofod Arloesi Digidol
Digital Innovation Space



11-20 Devon Place, Casnewydd, NP20 4NW

Swyddfeydd o safon uchel yn cynnig ystafelloedd amrywiol eu maint dros y llawr gwaelod, yr ail lawr a’r trydydd llawr, gyda chyfanswm arwynebedd o 8,507 troedfedd sgwâr.

DISGRIFIAD

Mae'r adeilad safonol hwn yng Nghasnewydd sydd newydd gael ei adnewyddu yn darparu gofod swyddfa modern i gwmnïau yn y Sectorau TGCh a Thechnoleg Ddigidol.

Mae'r adeilad, a elwir y 'Platfform', eisoes yn gartref i rai o sefydliadau arloesi digidol ffyniannus Cymru, gan gynnwys 'Pwynt Arloesi' ac 'Academi Meddalwedd' Prifysgol Caerdydd. Mae hefyd yn denu amrywiaeth eang o gynghorwyr, entrepreneuriaid ac arbenigwyr digidol sydd am sefydlu'u hunain yn y lleoliad newydd cyffrous hwn.

Bydd Platfform yn dod yn lleoliad o'r radd flaenaf ar gyfer y Sectorau TGCh a Digidol ac mae'n cynnig profiad cymunedol unigryw yn yr adeilad. Mae'r cyfleusterau'n cynnig y lle iawn i weithio, cyfarfod, cydweithio, rhwydweithio, dysgu a datblygu ac mae'r cyfeiriad yn gysylltiedig ag arbenigedd a gwybodaeth ddigidol.

Dyma amgylchedd sy'n meithrin arloesi a chydweithio rhwng amrywiaeth eang o bobl broffesiynol tebyg yn y meysydd TGCh a digidol, a hynny i gyd o dan yr unto.

Bydd y lleoliad hwn yn galon arloesi ym maes technoleg ddigidol yng Nghymru maes o law.

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LEOLIAD

Mae Platfform mewn lle amlwg ar Devon Place, ardal breswyl ac ardal o swyddfeydd yng nghanol dinas Casnewydd, yn agos at brif ardal fusnes Gold Tops.

Mae ar bwys gorsaf reilffordd Casnewydd, sy’n darparu cysylltiadau uniongyrchol â Bryste, Caerdydd a Llundain.

Amseroedd teithio o Gasnewydd:

Caerdydd	17 munud
Bryste	21 munud
Llundain	1awr 55 munud

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Mae’r adeilad ryw filltir o gyffordd 26 traffordd yr M4.

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MANYLEB

- Ystafelloedd amrywiol rhwng 122 a 3,273 troedfedd sgwâr
- Systemau tymheru y gellir eu rheoli ymhob swyddfa unigol
- Ceblau Cat 6 gyda digon o bwyntiau data yn yr adeilad
- Goleuadau sy'n gydnaws ag unedau arddangos gweledol (VDU)
- Goleuadau a gridiau nenfwd crog
- Parwydydd gwydrog
- Bleinds ar y ffenestri
- Carpedi drwy'r adeilad
- Systemau larwm rhag tresmaswyr ymhob swyddfa unigol
- Cegin a man ymlacio safonol
- Derbynfa sy'n cael ei staffio drwy'r amser
- Lifft
- Ystafell gyfarfod
- Toiledau ar bob llawr

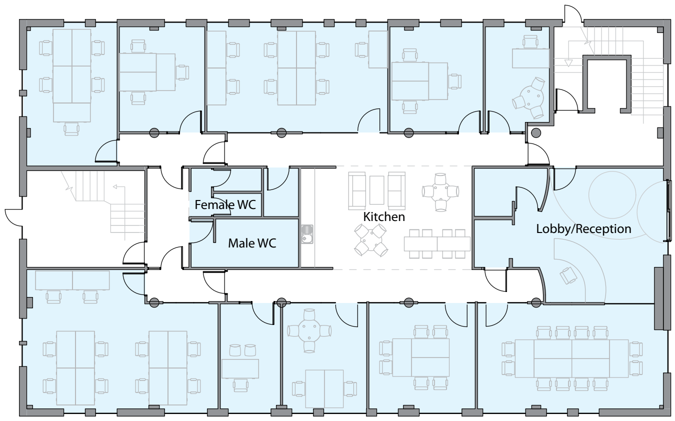
Mae'r pecyn seilwaith TG yn cynnwys:

- Defnydd o system ffôn 3CX phone system Pro (VoIP) sy'n darparu galwadau cenedlaethol a rhyngwladol am bris isel.*
- Ffrwd rhyngrwyd 10 Mbps pwrpasol, gyda phecynnau teilwredig o hyd at 100 Mbps y tenant.**
- Llinell ffôn uniongyrchol
- Mur cadarn ASA a VLAN yn darparu diogelwch arbennig

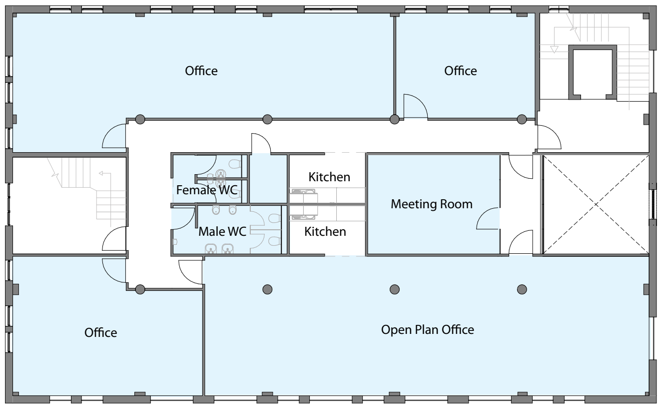
Nid oes sicrwydd y bydd y pecyn seilwaith TG ar gael i bawb

* Mae polisi 'defnydd teg' hael yn berthnasol a chaiff costau galwadau eu bilio i'r tenantiaid yn fisol. Cysylltwch â'r asiant am fanylion.

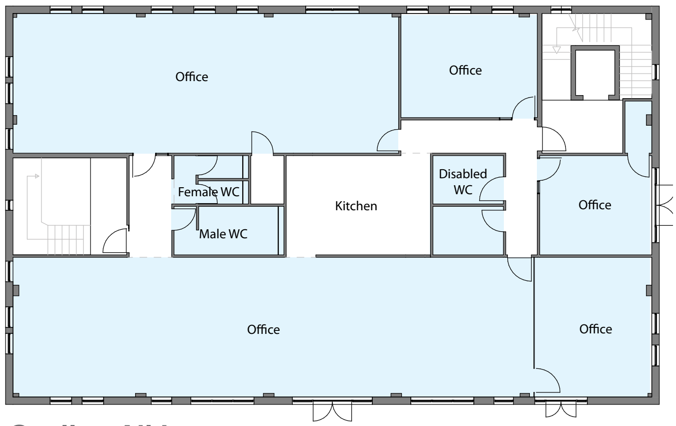
** Darperir dyfynbrisiau ar wahân ar gyfer pecynnau teilwredig y mae angen lled band ychwanegol ar eu cyfer.



Cynllun Llawr Gwaelod



Cynllun Llawr Cyntaf



Cynllun Ail Lawr

PLATFORM

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Digital Innovation Space

TELERAU

Mae'r swyddfeydd unigol ar gael ar brydles tymor byr neu hir, ar delerau i'w cytuno arnynt.

RHENT

Ar gais.

Mae'r canlynol wedi'u cynnwys yn y rhent:

- Tâl gwasanaeth
- Pecyn seilwaith TG
- Ardrethi busnes
- Cyfleustodau

PARCIO

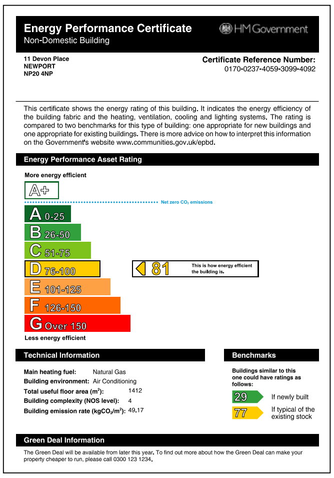
Mae modd parcio ar y safle. Bydd llefydd parcio yn cael eu dyrannu yn ôl y swyddfeydd sy'n cael eu cymryd.

TAW

Mae TAW i'w thalu ar bob rhent.

COSTAU CYFREITHIOL

Mae pob parti'n gyfrifol yn unigol am y costau cyfreithiol a wynebant yn y trafodiad.



Energy Performance Certificate
Non-Domestic Building
HM Government

11 Devon Place
NEWPORT
NP20 4NP

Certificate Reference Number:
0170-0237-4059-3099-4092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient
A+
Net zero CO_2 emissions
A 0-25
B 26-50
C 51-75
D 76-100 — 81 This is how energy efficient the building is.
E 101-125
F 126-150
G Over 150
Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m^2):	1412
Building complexity (NOS level):	4
Building emission rate ($kgCO_2/m^2$):	49.17

Benchmarks

Buildings similar to this one could have ratings as follows:
29 If newly built
77 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

GWELD

Drwy apwyntiad gyda'r asiantau yn unig.

Cooke& Arkwright
029 20 346346
www.coark.com

Tim Lawley tim.lawley@coark.com
02920 346372

Ben Bolton ben.bolton@coark.com
02920 346376

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3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendor/lessor does not make or give and neither Cooke & Arkwright nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.
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Design by Martin Hopkins Partnership, Cardiff. Tel: 029 2046 1233 www.martinhopkins.co.uk

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PLATFORM

Gofod Arloesi Digidol
Digital Innovation Space

11-20 Devon Place Newport NP20 4NW

A high specification office building offering various sized suites over ground, first and second floors totalling 8,507 sq.ft.

DESCRIPTION

This newly refurbished, high specification building in Newport provides contemporary office space for companies in the ICT and Digital Technology Sectors.

The building, known as ‘Platfform’, is already home to some of Wales’ thriving digital innovation organisations, including Cardiff University’s ‘Software Academy’ and ‘Innovation Point’ and is attracting a wide range of digital experts, entrepreneurs and advisors who want to base themselves at this exciting new location.

Platfform is set to become a leading environment for the ICT & Digital Sectors and offers a unique community experience within the building. The facilities provide the right space to work, meet, collaborate, network, learn and grow and the address is associated with digital knowledge and expertise.

It is an environment that nurtures innovation and collaboration between a wide range of like-minded digital and ICT professionals all under one roof.

This location is set to become the heart of digital technology innovation in Wales.

PLATFFORM
Gofod Arloesi Digidol
Digital Innovation Space

LOCATION

Platfform is prominently located on Devon Place, an established office and residential area within Newport city centre, in close proximity to the main established business district of Gold Tops.

It's located adjacent to Newport railway station, providing direct links to Bristol, Cardiff and London.

Travel Times from Newport:

Cardiff	17 minutes
Bristol	21 minutes
London	1hr 55minutes

PLATFORM
Gofod Arloesi Digidol
Digital Innovation Space

The building is approximately 1 mile from J26 of the M4 motorway.

PLATFORM
Gofod Arloesi Digidol
Digital Innovation Space

SPECIFICATION

A range of office suites from 122- 3,273 sq. ft.

- Individually controlled air-conditioning systems within each suite
- Cat 6 Cabling with ample data points throughout the building
- VDU compatible lighting
- Suspended ceiling grids and lighting
- Glazed partitioning
- Window blinds
- Full carpeting throughout
- Individual intruder alarm systems within each suite
- High specification ‘break out’ and kitchen area
- Fully manned Reception facilities
- Passenger lift
- Meeting room
- WCs to each floor

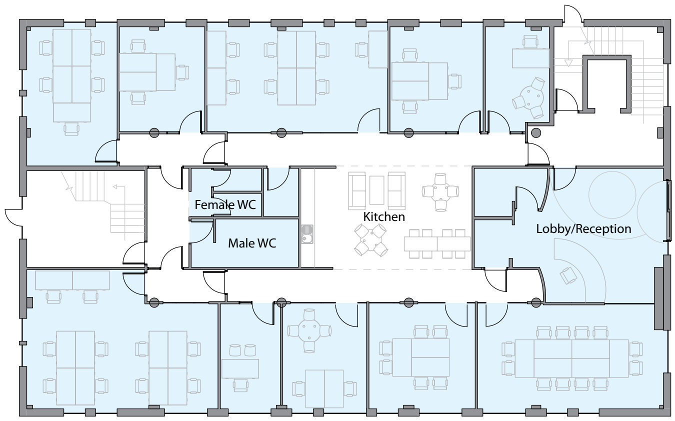
The IT infrastructure package includes:

- Use of a 3CX phone system Pro telephone system (VoIP) providing low-cost national and international calls*
- Dedicated 10 Mbps internet feed, with tailored packages of up to 100 Mbps per tenant.**
- Direct dial telephone line
- ASA Firewall and VLAN setup for robust security

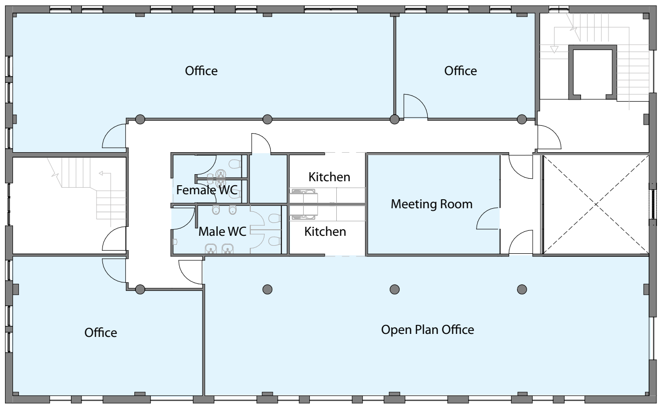
IT infrastructure package is subject to availability

* A generous fair use policy applies, call charges are billed to tenants monthly. Please contact agent for details

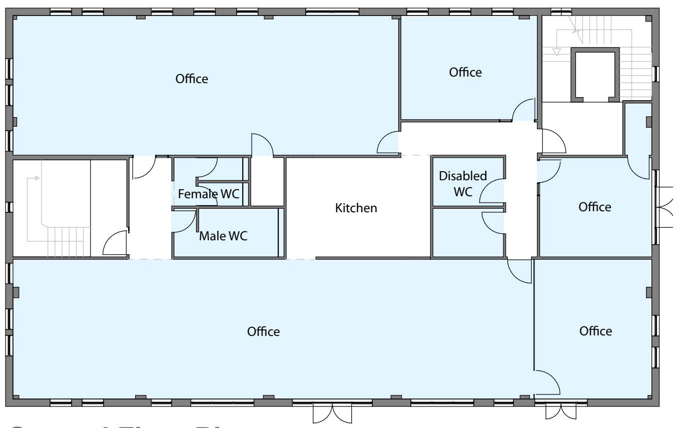
** Separate quotes will be provided for tailored packages requiring additional bandwidth



Ground Floor Plan



First Floor Plan



Second Floor Plan

PLATFORM

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Digital Innovation Space

TERMS

Individual suites are available on short or long term leases, on terms to be agreed.

RENT

On application.

The following are included within the rent:

- Service charge
- IT Infrastructure package
- Business Rates
- Utilities

CAR PARKING

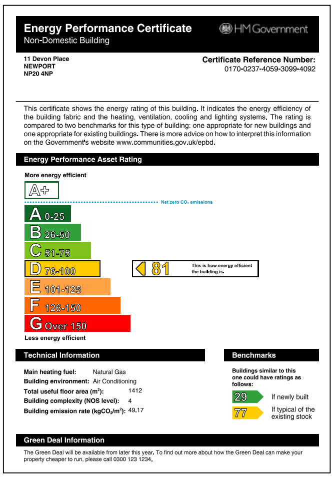
Car Parking is available within the site. Spaces will be allocated dependent upon the accommodation taken.

VAT

VAT is applicable to all rent.

LEGAL COSTS

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



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VIEWING

Strictly by appointment with sole agents.

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