

**Flexible  
Rent Terms**



**TO LET (MAY SELL)**  
**Innovation House**

(Building 104) Wales 1 Business Park, Monmouthshire, M4 Junction 23A, NP26 3DG

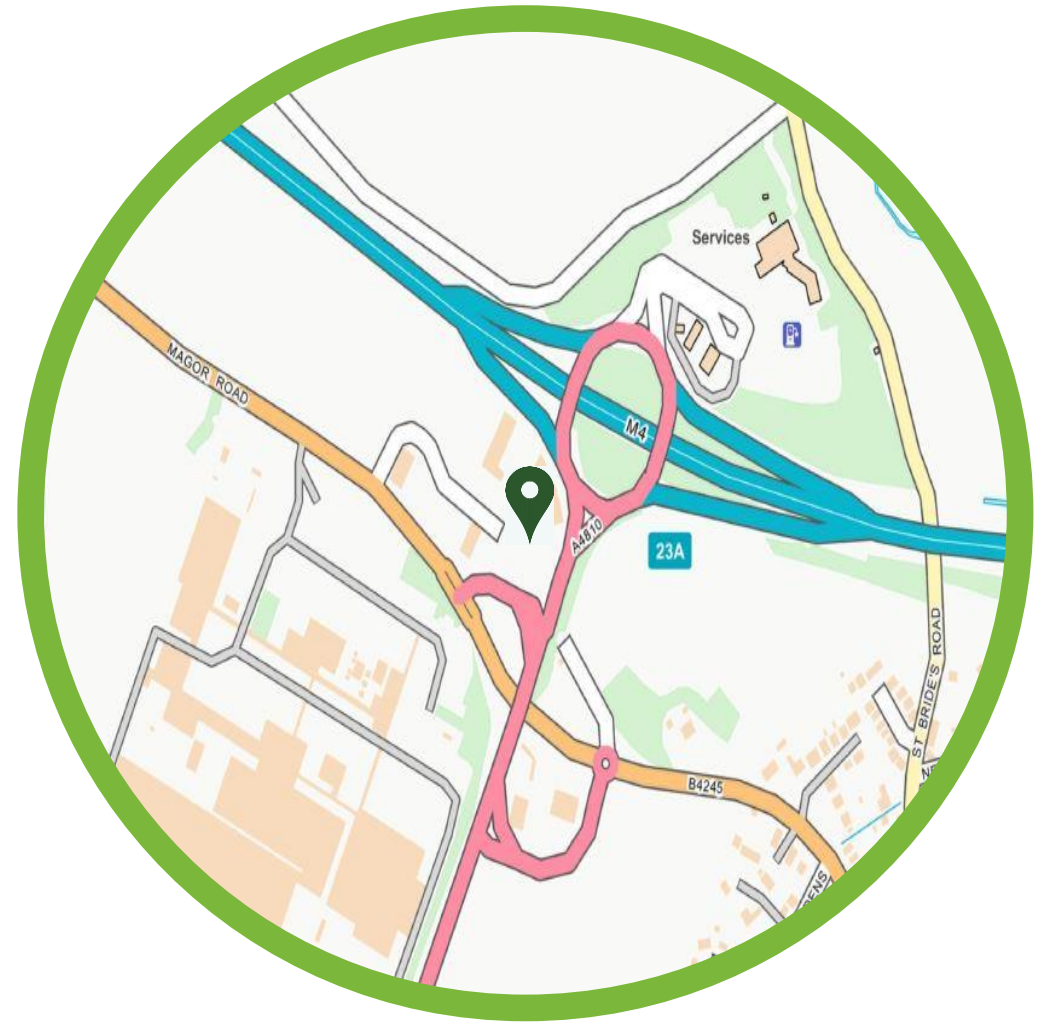
Modern Office Accommodation to suit most size requirements: 500 sq ft – 23,425 sq ft net (approx.)

# Location

Strategically and prominently located at the gateway to South Wales at Junction 23a of the M4 Motorway.

In excess of 90,000 vehicle movements along this stretch each day allowing those living in both England and Wales a fast and easy route to work.

Severn Tunnel Junction railway station is within a short drive of Wales One where there are regular services to Bristol Temple Meads, Newport and Cardiff.



**M4**



**Less than 1 mile**

**Newport**



**5 miles**

**Cardiff**



**15 miles**

**Bristol**



**10 miles**

# Accommodation

## Description

In total, the Wales 1 Business Park extends over 17 acres and is one of the first developments of speculative sustainable office buildings in Wales. The offices have been designed with the intention of providing buildings which are low in carbon emissions using such features as enhanced solar shading and improved insulation levels. Innovation House (104) comprises three storeys of high-quality office space - available as a whole or in part, including smaller suites.

The building and estate have been designed to reduce day to day running costs resulting in lower carbon footprint and lower overall occupational costs.

A 127-bedroom hotel (Tŷ Hotel) is situated on the business park and provides hot food and bar services.

## Parking

The accommodation has a total of 100 allocated on-site car parking spaces.

## Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Ground floor	8,368	777.41
First floor	8,935	830.08
Second floor	6,122	568.75
<b>TOTAL</b>	<b>23,425</b>	<b>2,176.24</b>

**Fully accessible raised floors**



**Carpet tiles throughout**



**Passive air handling system**



**Onsite parking**



**Predominantly open plan**



**Existing kitchen / breakout area**



**WC facilities**



# Planning | Rates | EPC | Terms

## Planning

We are verbally advised that the accommodation has planning consent for office use, but any occupier should make their own enquiries to the Planning Department of Monmouthshire Council. Tel: 01633 644644 or ([www.monmouthshire.gov.uk](http://www.monmouthshire.gov.uk)).

## Business Rates

Interested parties should make their own enquiries to Monmouthshire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment ([www.voa.gov.uk](http://www.voa.gov.uk)).

The rateable value has been calculated at £8.42 per sq. ft per annum. Therefore, rates payable per annum equates to £4.78 per sq. ft.

## Energy Performance Certificate

The EPC Rating is C (57) and the full certificate can be provided on request.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## Service Charge

A service charge will be levied to cater for maintenance of the estate and common parts of the building. Utilities consumed will be included in the service charge and will be estimated on a case-by-case basis. The Service charge currently operates at approximately £3.75 per sq ft excluding utilities.

## Lease/Tenure/Terms

The property is available on a new standard repairing lease with terms to be negotiated.

## Rent / Price

Competitive rents offered on a case-by-case basis.  
Sale price provided upon application.

Smaller suites can be available on an all-inclusive basis (rent, rates and service charge).

## Legal Costs

Each party is to be responsible for their own legal costs.

## References/Rental Deposits (for leasehold only)

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

## AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



## Alder King Property Consultants

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[www.alderking.com](http://www.alderking.com)

**AK Ref:** OY/86622

**Date:** April 2025

**Subject to Contract**



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### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

**alder king**

PROPERTY CONSULTANTS

