

# SOMERTON HOUSE

8,680 Sq ft  
office for rent





## LOCATION

Somerton House dominates a prominent position in the core of Celtic Springs, one of Wales' most prestigious business parks.

Situated just off Junction 28 of the M4 motorway, the park comprises 45 acres of mixed use Business Park, incorporating a range of high specification offices, retail and leisure uses.

Celtic Springs' reputation as an established office address in South Wales has attracted high profile occupiers such as Airbus, Wales & West Utilities, Welsh Water and the Ministry of Justice.



Dŵr Cymru  
Welsh Water



WALES & WEST  
UTILITIES



Ministry  
of Defence



Target

# SOMERTON HOUSE



## SPECIFICATION

- Air conditioning
- Recessed LED Lighting
- Solar shading
- Carpets
- Raised access flooring
- Suspended ceilings
- 24-hour access
- Entry phone system
- Bike Store
- Car Park
- Shower facility



## DESCRIPTION

Built in 2002, the property comprises a detached building within a modern courtyard development of three buildings offering office accommodation over a ground and first floor.

The suite benefits from new air conditioning, carpeted floors, raised access flooring, suspended ceiling, LED panel lighting, Cat 5 data cabling and a kitchen area. The property also comprises a male, female and disabled WC's and a passenger lift to the first floor within the common areas.





## AVAILABILITY

The available accommodation consists of the whole ground floor, providing open plan office space with additional training / meeting rooms, however, consideration will be given to alternative sub-divisions of the property.



## FACILITIES

Celtic Springs benefits from a number of excellent on site amenities including:

- Express by Holiday Inn Hotel
- Dragon Fly Public House
- Greggs Bakery
- Coffee shop
- Day Nursery

There is also a large supermarket within a mile of the Park.

## CONNECTIONS

Somerton House is ideally located just off Junction 28 of the M4 Motorway that provides access to both the Southern Distributor Road (SDR) and the A467. The location also benefits from having direct access onto the A48 dual carriageway, offering excellent communication to both Newport and Cardiff.



### ROAD

- Newport 3 miles
- Cardiff 12 miles
- Bristol 34 miles
- Birmingham 97 miles
- London 141 miles
- Newport and Cardiff.



/ Newport Train Station /



### PARKING

The property offers a generous parking ratio of 1:xxx sq ft.

## SOMERTON HOUSE



### TERMS

The offices are available on a new effective full repairing lease for a term to be agreed.

### SERVICE CHARGE

A service charge is also payable, further details on request.

### BUSINESS RATES

The occupiers are liable for the business rates associated with the offices and any allocated parking.

## EPC

Rated C70 for energy performance.

## VAT

The property is elected for VAT that is payable on the rent and service charge.

## ANTI MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

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## VIEWINGS AND FURTHER INFORMATION

For further information and to arrange a viewing please contact the sole agents:



**Matt Phillips**

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