



Innovation House, Wales 1 Business
Park, Monmouthshire, NP26 3DG

Quality High Profile Office
Accommodation

**TO LET (MAY
SELL)**

500 - 23,425 Sq Ft
(46 - 2,176 Sq M)

DESCRIPTION

Innovation House is strategically and prominently located at the gateway to South Wales at Junction 23a of the M4 Motorway. The offices have been designed with the intention of providing low in carbon emissions using such features as enhanced solar shading and improved insulation levels. The property comprises three storeys of high-quality office space, available as a whole or in part, including smaller suites.

- ✔ Passive air handling system
- ✔ Fully accessible raised floors
- ✔ Energy efficient LED lighting
- ✔ Lift access
- ✔ Male, female & disabled WCs
- ✔ Kitchen and break out facilities
- ✔ EPC Rating C : 57



ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground floor	8,368	777.4
First floor	8,935	830.1
Second floor	6,122	568.8
Total	23,425	2,176

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

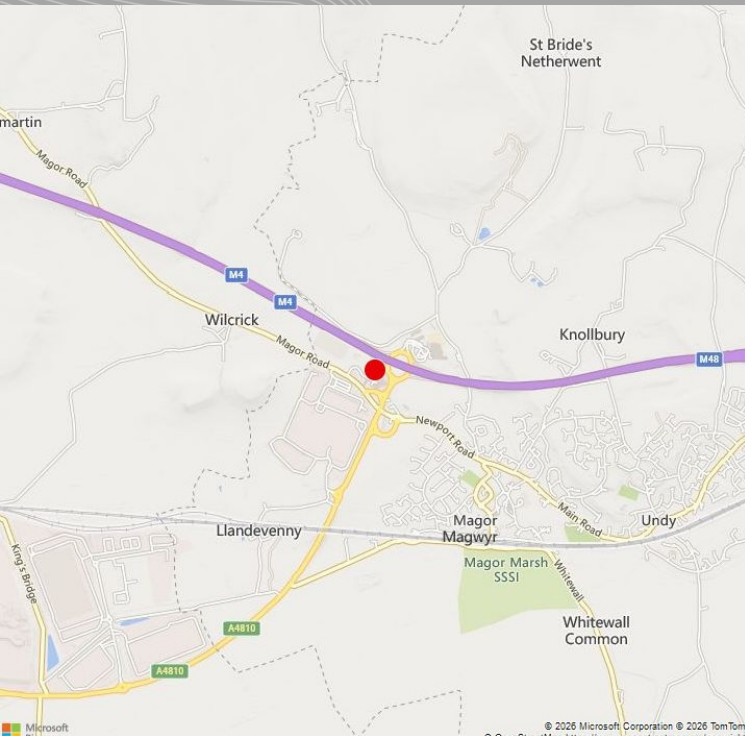
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

A New Full Repairing and Insuring Lease for a Term to be agreed. The lease will be direct with the Landlord.

EPC EPC Rating: C (57)





LOCATION

Strategically and prominently located at the gateway to South Wales at Junction 23A of the M4 motorway, minutes drives from the toll free Prince of Wales bridge connecting the south west of England with south Wales. The Severn tunnel junction railway station is within a short drive with regular services to Bristol Temple Meads, Newport and Cardiff.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Chris Terry
07793 269 442
CTerry@lsh.co.uk

lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.