

TO LET

2,583 SQ. FT. GROUND FLOOR OFFICE WITH 10 CAR PARKING SPACES

029 2037 8921 

fletchermorgan.co.uk 

25 Park Place, Cardiff CF10 3BA 



**Fletcher
Morgan**

Wye House, Langstone, Newport NP18 2LH

Location

Wye House is located in Langstone Business Park, located within close proximity to the M4, Junction 24 off the Coldra Roundabout which provides excellent transport links to Bristol and Cardiff. The immediate area is of mixed use and benefits from being within close proximity to occupiers such as McDonalds, Premier Inn, Beefeater, Coldra Court and Celtic Manor Resort.

The Severn Bridge tolls have recently been abolished, providing easier accessibility to Bristol and the surrounding areas.

Some notable office occupiers in the immediate area are Rombourne Serviced offices, RDP Law and Langstone Community Council.

Description

The ground floor forms part of a larger, two storey multi-let office building which has recently been refurbished to a good standard. The building benefits from the following specification:

- Secure access with fob entry system.
- Lift.
- Suspended ceilings.
- Carpeted throughout.
- LED lighting.
- Double glazing.
- Gas central heating.
- Communal male and female WC's.

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Ground Floor = 2,583 sq.ft. | 239.97 sq.m.

The property benefits from 10 car parking spaces.

Rates

The current Rateable Value of the property for the period 2020/21 is based on UBR multiplier of £0.535p. The Rates Payable for 2020/21 are as follows:

Rateable Value = £19,500
Rates Payable = £10,432

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Tenure

The subject property is also available on a Full Repairing and Insuring basis.

Rent

£12.50 per sq. ft. per annum exclusive

Energy Performance Certificate

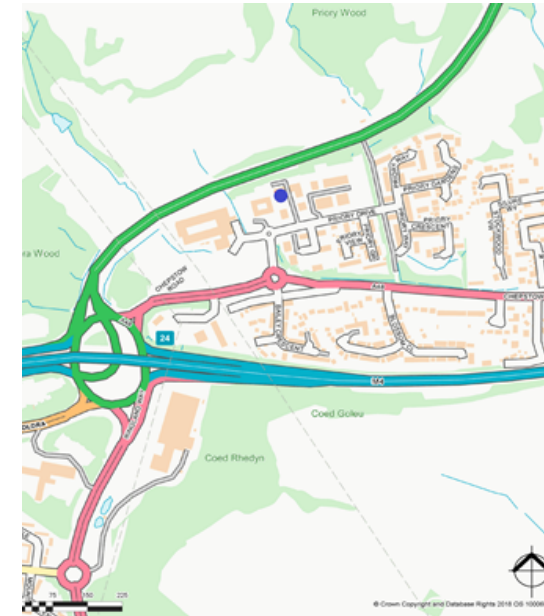
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VAT

All figures quoted are exclusive of V.A.T. where applicable.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.



CONTACT

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