



Platform

11-20 Devon Place, Newport, NP20 4NW

TO LET: Flexible office space for occupiers in the ICT & Digital sector.

283 to 1,701 sq ft
(26.29 to 158.03 sq m)

- Leading environment for the ICT & Digital Sectors
- Flexible terms
- Parking
- Excellent public transport links
- Furnished option available
- Landlord's WIFI available

Platform, 11-20 Devon Place, Newport, NP20 4NW

Summary

Available Size	283 to 1,701 sq ft
Rent	£12 per sq ft
Business Rates	Rates payable: included in the Service Charge where applicable
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£15 per sq ft WIFI: is included in SC (25 Mbps) Upgraded broadband is available at an additional: £360 pcm
EPC Rating	D (81)

Description

This high specification building in Newport provides contemporary office space for companies in the ICT and Digital Technology Sectors. The building, known as 'Platform', is already home to some of Wales' thriving digital innovation organisations and is attracting a wide range of digital experts, entrepreneurs and advisors who want to base themselves at this exciting new location.

Platform has 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.

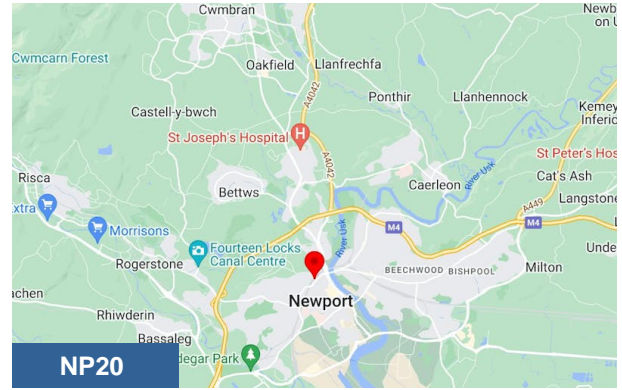
- Individually controlled air-conditioning systems within each suite
- Cat 6 Cabling with ample data points throughout the building
- VDU compatible lighting
- Suspended ceiling grids and lighting
- Glazed partitioning
- Individual intruder alarm systems within each suite
- High specification 'break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

Property Highlights / Amenities

- Car Parking: Yes

Accommodation

Name	sq ft	sq m	Availability
Ground - Suite 8	367	34.10	Available
Ground - Suite 10	125	11.61	Available
1st - 109	283	26.29	Available
1st - Suite 103	461	42.83	Available
1st - Suite 101	1,197	111.20	Available
2nd	1,701	158.03	Available



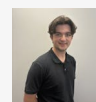
Viewing & Further Information



Mark Siddons

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Max Wood

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Name	sq ft	sq m	Availability
Total	4,134	384.06	

Viewings

Strictly by appointment with sole agents Cooke & Arkwright.