

COLDRA WOODS

NEWPORT NP18 2YB

To Let
PROMINENTLY LOCATED
OFFICE BUILDING

TO LET 36,027 sq ft (3,347 sq m)



Executive Summary

- Adjacent to Celtic Manor Resort
- Ideally located off J24 of M4
- Excellent car parking ratio of 1 per 216 sq ft
- Large reception with 2 storey atrium
- Canteen and commercial kitchen
- On-site back up generator
- Part let to Wesley Clover and Celtic Manor Resort

Location

Coldra Woods is ideally located just off J24 of the M4 Motorway, at its intersection with the A449, which links into the M50, providing easy access to the Midlands to the north. Cardiff is located 18 miles to the west, Newport 6 miles and Bristol 27 miles.

There are a number of excellent amenities within close proximity. The Celtic Manor resort boasts a 5 star hotel with 3 championship golf courses. There is a McDonalds restaurant located on J24 and Newport Retail Park is within a 5 minute drive of the property.

Car Parking

The property benefits from an excellent car parking ratio of 1 space per 216 sq ft.

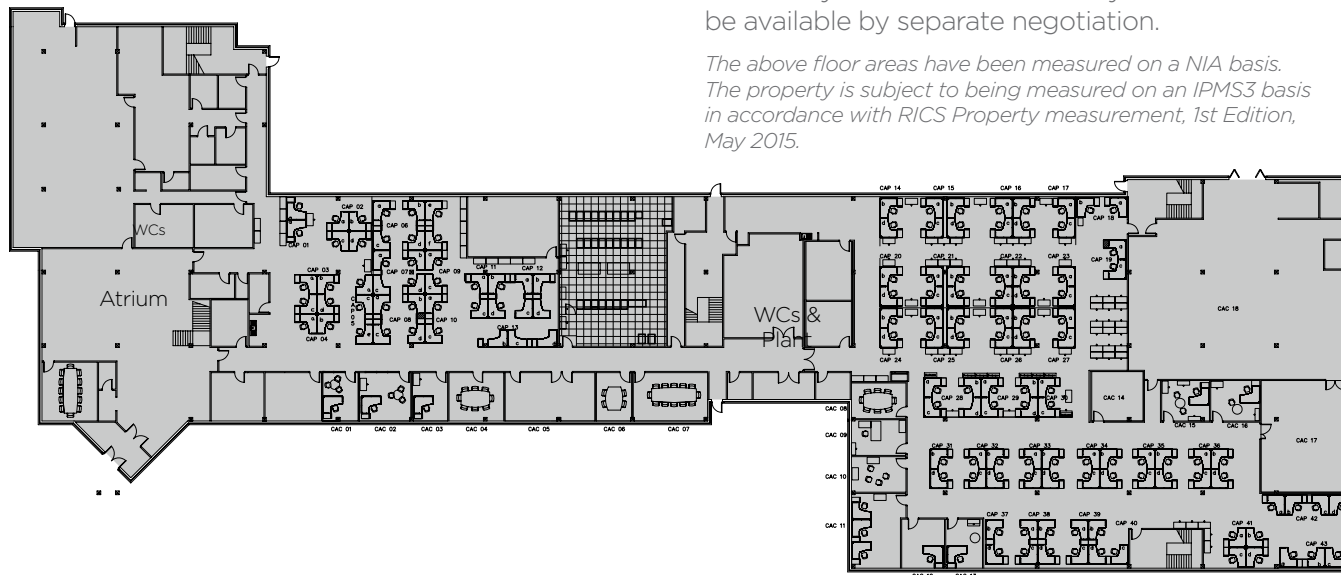


Description and Specification

The building was developed in the late 1980s and has subsequently been extended to provide good quality office accommodation on a mature landscaped site of circa 8 acres. The property benefits from the following specification;

- Reception with 2 storey atrium
- Open plan and cellular offices
- Carpeted raised access/solid floors
- Suspended ceilings with recessed lighting
- Cooling and heating system
- Double glazing
- Canteen and commercial kitchen
- Meeting, board and training rooms
- Lab/data centre
- Goods lift
- WC's and shower facilities
- On-site back up generator

Example Floor Plan



Accommodation

The property comprises a lower ground floor and 2 upper floors with the accommodation detailed below:

| Floors | Use | Availability | Sq M | Sq Ft |
|--------------|--------------------------------|--------------|--------------|---------------|
| 1st | Office | LET | 2,586 | 27,836 |
| Ground | Office Canteen Reception | AVAILABLE | 2,191 | 23,581 |
| Lower Ground | Office | AVAILABLE | 1,156 | 12,446 |
| Total (NIA) | | | 5,933 | 63,863 |

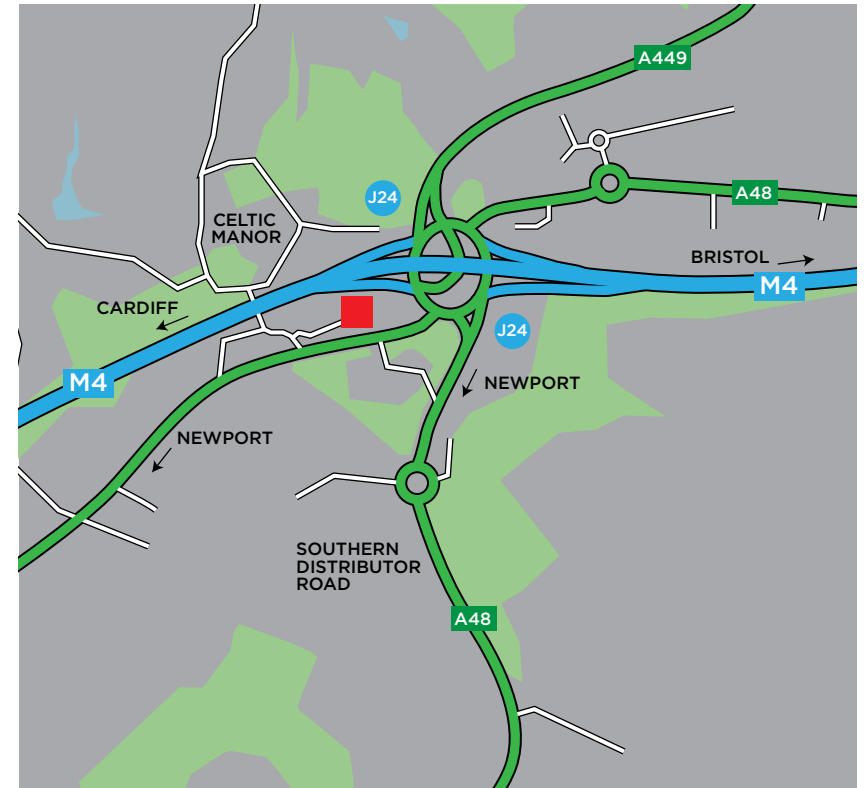
Warehouse Areas

| Floors | Use | Availability | Sq M | Sq Ft |
|--------|---------|--------------|------------|--------------|
| Ground | Storage | AVAILABLE | 293 | 3,152 |
| Total | | | 293 | 3,152 |

The offices are available as a whole or floor by floor. The 1st floor may also be available by separate negotiation.

The above floor areas have been measured on a NIA basis. The property is subject to being measured on an IPMS3 basis in accordance with RICS Property measurement, 1st Edition, May 2015.





Lease Terms

The property is available to let by way of a new lease. Further details of the quoting terms are available on request.

Business Rates

To be reassessed. Further details on request.

EPC

The building has an EPC rating of 85 (D)

Service Charge

A service charge will be payable to cover the landlords costs of running and maintaining the property. Further details on request.

VAT

It is understood the property has not been elected for VAT, however this is subject to Verification with HMRC.

MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

IMPORTANT. These particulars do not form part of any contract. Neither Savills nor JLL/Jones Lang LaSalle, its Directors, employees or agents are not authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which the intend to rely. All negotiations are subject to contract. June 2016.

Gary Carver
gcarver@savills.com

Sam Middlemiss
smiddlemiss@savills.com



Viewing strictly by appointment with the joint agents

Rhydian Morris
rhydian.morris@eu.jll.com

Jennie Howells
jennie.howells@eu.jll.com



029 2022 7666

jll.co.uk/property