



Building 103 Wales One Business Park

J23A of the M4





The Park

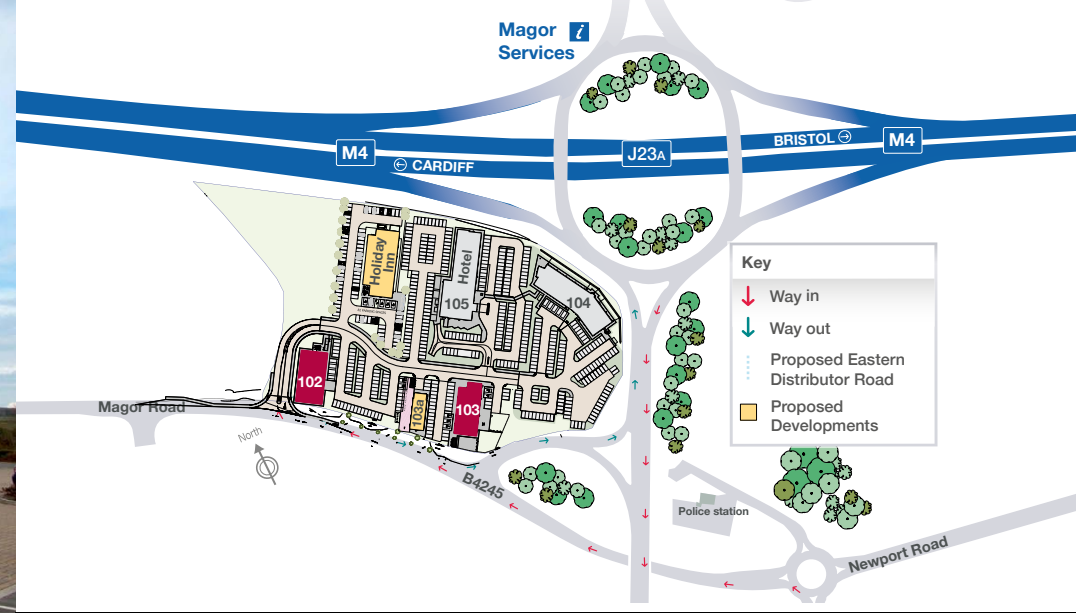
Wales One is one of Wales' newest and fastest growing business parks with over 100,000 sq ft developed to date, providing a mix of high quality office space with an excellent range of site amenities to suit all occupiers.

The buildings have been designed to the highest standards, set within an attractive landscaped environment. Wales One has already attracted a number of companies including Madcatz, Monmouthshire Council, Subway, FK Group and Appletree Day Nursery.

It is ideally located off J23A of the M4 Motorway, providing quick and convenient access to Newport, Cardiff and Bristol.

A new relief road is planned directly off J23A providing an alternative route to Cardiff and South Wales. Severn Tunnel Junction railway station is within a short drive of Wales One where there are regular services to Bristol, Newport and Cardiff.

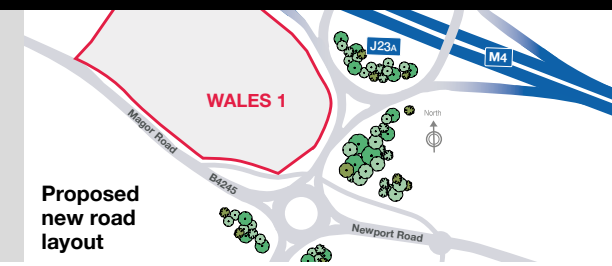
The Celtic Manor Resort, host to the 2010 Ryder Cup, NATO Summit and home to the planned new Wales International Convention Centre (scheduled to open in 2019) is within a 10 minute drive of Wales One.



Accessibility

By Road

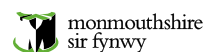
Cardiff	25 minutes
Bristol	25 minutes
Birmingham	1 h 30 minutes
London	2 hours



Amenities

Wales One boasts an unrivalled range of amenities within the park, making it a perfect business location.

- // Hampton by Hilton Hotel (127 rooms)
- // Appletree Day Nursery
- // Sawyers American style diner
- // Subway
- // Holiday Inn Express (opening 2018)
- // Motorway Services at J23



Building 103



Ground Floor Retail Unit 135 SQ M (1,450 SQ FT)

Building 103 comprises a new ground floor retail unit.

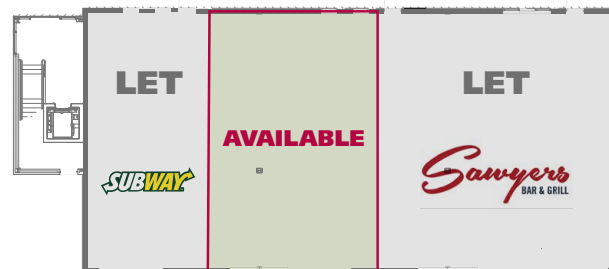
The accommodation has outline planning consent for A1 and A3 uses, specifically lending itself to food outlets. Other uses may be considered, subject to planning

Availability

Floor	SQ M	SQ FT
Ground	135	1,450

Floor Plan

■ Availability



Car Parking

Building 103 benefits from a car parking ratio of 1:290 sq ft.

Terms

The accommodation is available by way of an effective full repairing and insuring lease on terms to be agreed.

EPC

Further details on request.



wales 1



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May 2016

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