

Q2 IMPERIAL PARK, NEWPORT

10,038 SQ. FT (932.6 SQ. M)

HIGH QUALITY
OFFICE ACCOMMODATION
WITH PARKING



The available space comprises 10,038 sq ft of high quality office accommodation, located on part of the 1st floor. The office benefits from the following specification:

- Suspended ceilings
- Raised floors
- VDU compatible lighting
- Heating / cooling
- 14 parking spaces with an additional 20 available via a separate licence
- Lift
- Meeting rooms
- Existing fit-out is available if required.

LOCATION

Q2, situated within Imperial Park, enjoys a strategic location just off J28 of the M4 Motorway, south of Celtic Springs Business Park. The property benefits from proximity to Newport city centre (3 miles east) and Cardiff city centre (10 miles west via the A48 and M4). Regular bus services along Pencarn Way to the northeast provide additional convenience.

TERMS

The office is available by way of a sub-lease or assignment of the existing lease. The current passing rent is £140,532 per annum.

BUSINESS RATES & SERVICE CHARGE

Further information available on application.

SUSTAINABILITY

EPC C

CONTACT INFORMATION

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