



**UNIT 1 ST MICHAEL'S COURT, NEWPORT, NP20 2BQ**

Two Storey Office and Storage Accommodation

Close to City Centre

Flexible Lease Terms

Good Transport Links

Approximately 157.83 sq m (1,699 sq ft)

Quoting Rent £8,500 pa exclusive



## LOCATION

The City is located in a prime strategic location standing at the gateway between England and Wales. It benefits from excellent access to the M4 and wider motorway network. The City has an immediate population of approximately 137,000. Newport is currently undergoing major changes; this is yielding a much improved environment for people to live, work and visit.

The property is located on St Michael's Court, just off Alexandra Road. Easy access to the M4 motorway at junctions 24 and 28 is provided by the Southern Distribution Road (A48). Newport City Centre is within close proximity with the benefit of all its amenities.

Surrounding occupiers are a mixture of office, industrial and residential uses.

## DESCRIPTION

The property offers two storey office and storage accommodation benefiting from double glazing, gas central heating and fire and security alarms.

The ground floor provides a reception, two partitioned offices and two storage areas together with kitchenette and wc. The storage areas can be accessed via a roller shutter door measuring 3.10m in height by 2.7m in width.

The first floor provides a range of cellular offices, divided by half glazed partitioning. The offices benefit from a mixture of perimeter trunking and wall mounted power and data sockets, carpeting and strip lighting. A WC and tea point are provided.

Externally, the unit benefits from allocated parking spaces directly in front of the building.

## ACCOMMODATION

|                      |                    |                      |
|----------------------|--------------------|----------------------|
| Ground Floor Stores  | 45.79 sq m         | (493 sq ft)          |
| Ground Floor Offices | 31.82 sq m         | (342 sq ft)          |
| First Floor Offices  | 80.22 sq m         | (864 sq ft)          |
| <b>TOTAL</b>         | <b>157.83 SQ M</b> | <b>(1,699 SQ FT)</b> |

## PLANNING

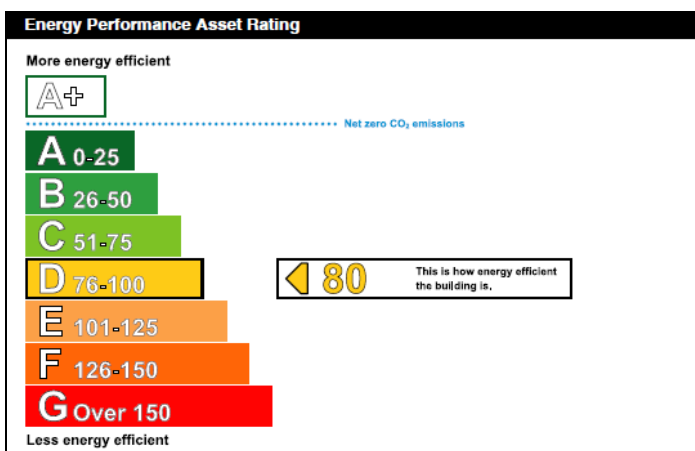
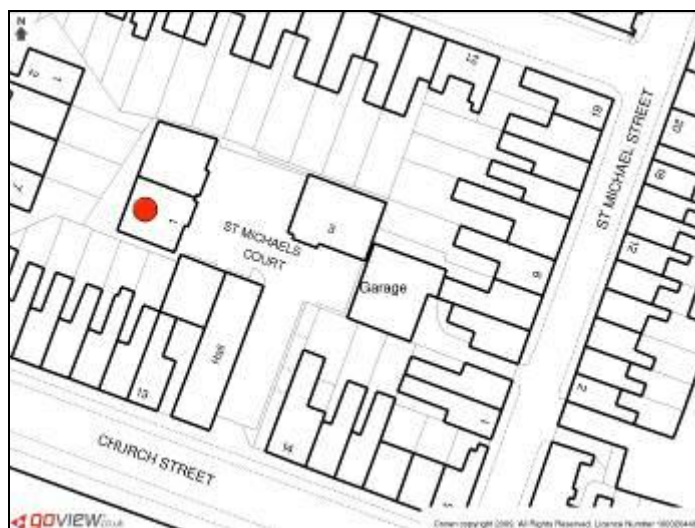
We understand that the property benefits from planning consent for office use. However, we recommend that interested parties make their own enquiries to the local authority.

## RATING ASSESSMENT

RATEABLE VALUE: £12,750

RATES PAYABLE: (2017/18) £6,362\*

\* Some occupiers may qualify for 'small business relief' which will provide a discount on this figure. Interested parties should contact the business rates department at Newport City Council for more information.



Plans are provided for identification purposes only and are not to be relied upon for any other purpose.

## TENURE

The property is available by way of a new lease on flexible terms. The quoting rent is £8,500 per annum, exclusive.

## VIEWING

Should you require further information or wish to arrange a viewing, please contact:-

**DAN SMITH**  
01633 740 740  
dan@m4pc.co.uk

**LAUREN PATTERSON**  
01633 740 740  
lauren@m4pc.co.uk



**01633 740 740**  
**m4pc.co.uk**

Merlin House, Langstone Business Park, Newport, NP18 2HJ

M4 Property Consultants (M4PC) (and their joint agents where applicable) for themselves and for the vendors and/or the lessor of this property for whom they act, give notice that:  
i) These particulars do not constitute, nor constitute any part of, an offer or contract. ii) None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. iii) Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. iv) M4PC will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. vi) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Subject to contract.

M793 Ravensworth 01670 713330