

# **TO LET** - Self Contained Offices Extending to 274.64 sq m (4,033 sq ft)



**Unit 2**  
**Imperial Courtyard**  
**Newport**  
**South Wales**  
**NP10 8UH**

- + Self contained building
- + Excellently located
- + Junction 28 of the M4
- + Impressive secure estate
- + Extensive high quality refurbishment
- + Energy performance rating B49
- + 20 allocated car parking spaces
- + Additional car parking available by negotiation

Hough Gould  
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## Unit 2 Imperial Courtyard Newport South Wales NP10 8UL

### + Location

Newport is located midway between Cardiff and Bristol and benefits from excellent road communications off junction 28 of the M4 Motorway providing access to Cardiff and Swansea to the West and Bristol and London to the East

Imperial Courtyard is situated on the established Imperial Park with amenities within the immediate area such as 128 bed Holiday Inn Express a Vintage Inn Dragonfly Pub and Celtic Springs Retail Quarter which includes a Greggs and Vanilla Pod Coffee Bar

### + The Property

Unit 2 provides good quality accommodation in a self contained building. The offices are situated over two floors and finished to a high specification to include:

- + Suspended ceilings
- + LED Lighting
- + Perimeter trunking
- + VRF Heating and Cooling Systems
- + Carpeted throughout
- + Passenger Lift
- + Male and Female WC's

There is external car parking with landscaping and a barrier security system to the site

### + Accommodation

The property is available as a whole:

Ground Floor	185.70 sq m	(1,999 sq ft)
First Floor	188.94 sq m	(2,034 sq ft)
Total	374.64 sq m	(4,033 sq ft)

20 allocated car parking spaces and more available by negotiation

(This information is give for guidance purposes only)

### + Rent and Lease Terms

The offices are available to let as a whole for a term to be agreed at a rent of £72,594 p.a. exclusive. The lease will be drafted on full repairing and insuring terms. Each party to bear their own costs.

All figures are exclusive of VAT

### +EPC

The EPC rating for the premises is B49. A copy of the EPC is available on request.



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**+ Business Rates**

Rateable Value - Ground Floor £26,500, first Floor £28,000.

If letting of a whole unit is agreed it is expected that the VOA will combine the rateable values (This information is given for guidance purposes only)

**+ Interested**

Hough Gould as joint agents with Fletcher Morgan. For further information or to make arrangements to view please contact Hough Gould as below or Fletcher Morgan – Matthew Jones or John James 029 2037 8921

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Subject to Contract. February 2026

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