



Office Accommodation, Imperial Park

South Lake Drive, Newport, NP10 8AS

**To Let: flexible office and
lab space to let on J28 of
the M4**

2,732 to 7,716 sq ft
(253.81 to 716.84 sq m)

- Excellent access to M4 motorway
- Flexible terms
- Excellent parking
- Landscaped surroundings
- Canteen facilities
- Manned reception
- Secure site

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Summary

Available Size	2,732 to 7,716 sq ft
Rent	£9 per sq ft
Business Rates	Included in the Service Charge
Service Charge	£5.72 per sq ft (includes all utilities and rates)
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The building has an attractive full glazed façade with open plan floor plates accessed off a double height reception.

The building is set within a large landscaped site with significant car parking, and amenities include a five-a-side football pitch and tennis courts.

The accommodation is available leasehold for a term to be agreed.

Location

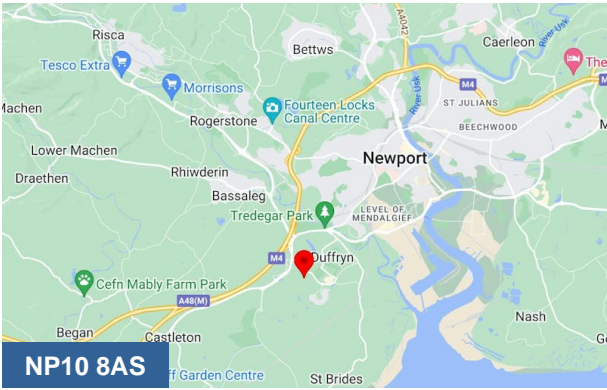
GCell headquarters provides significant high quality opportunities for both office and warehouse accommodation. The complex is located on Imperial Park, an established location close to J28 of the M4.

Accommodation

Name	sq ft	sq m	Availability
1st	2,732	253.81	Available
Ground - Lab / manufacturing space	3,606	335.01	Available
Ground - Front office	1,378	128.02	Available
Total	7,716	716.84	

Viewings

Strictly by appointment with sole agents Cooke & Arkwright.



Viewing & Further Information



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