

# Oak House

Celtic Springs, Newport NP10 8BD



**TO LET/FOR SALE**

New Build High Specification Offices

From 2,773 sq ft – 15,184 sq ft  
(257.6 sq m – 1410.6 sq m)



# Oak House



## LOCATION

Celtic Springs is situated in a strategic location immediately adjacent to Junction 28 of the M4 Motorway. Newport (2 miles), Cardiff (10 miles), Swansea (45 miles) and Bristol (35 miles) are all within easy reach.

Newport City Centre benefits from a main line railway station with regular services to London Paddington and to Cardiff, Swansea and Bristol.

Celtic Springs is one of South Wales' premier business parks with established occupiers including: EADS, HM Prison Service, Wales & West Utilities together with two hotels, a children's nursery and adjacent public house.



Sat Nav: NP10 8BD

## DESCRIPTION

Oak House comprises a two storey office building which has been constructed to a high specification.

The building has the following specification:

- Open plan floor plates
- VDU compatible lighting
- Passenger lift
- Gas central heating
- Fully accessible raised floors
- Suspended ceilings
- Fully DDA compliant

## ACCOMMODATION

Ground Floor (1)	257.6 sq m	2773 sq ft
Ground Floor (2)	448.5 sq m	4828 sq ft
First Floor (3)	323.7 sq m	3484 sq ft
First Floor (4)	380.8 sq m	4099 sq ft
<b>TOTAL</b>	<b>1410.6 SQ M</b>	<b>15,184 SQ FT</b>

Plans are for identification purposes only. Not drawn to scale

## CAR PARKING

There are fifty car parking spaces available with the offices, a ratio of 1 space per 29.9 sq m (322 sq ft).

## TENURE

Oak House is available as a whole, floor by floor or as individual suites on both a leasehold and freehold (999 year lease) basis.

## TERMS

The terms are available upon application.

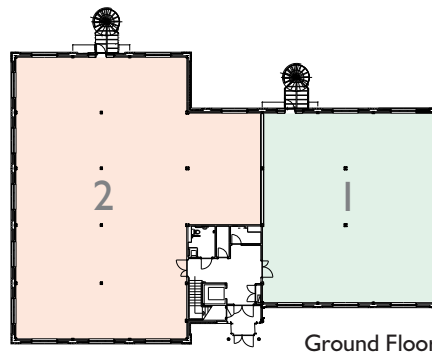
## SERVICE CHARGE

A service charge may be levied for maintenance of common areas together with a pro-rata charge for heating, common services and maintenance of the estate.

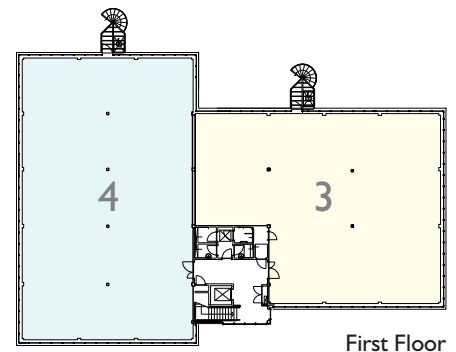
## RATES

The offices are yet to be assessed for rating purposes. Interested parties should make their own enquiries of the local rating authority.

Each party to be responsible for their own legal costs.



Ground Floor



First Floor

## VIEWING

Please contact the sole agents:

**Linnells**  
PROPERTY CONSULTANTS  
**01633 212266**  
www.linnellsproperty.co.uk

Mark Steven  
Email: mark@linnellspc.co.uk

**DTZ**  
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