



TO LET

Innovation House

(Building 104) Wales 1 Business Park, Monmouthshire Junction 23A M4, NP26 3DG

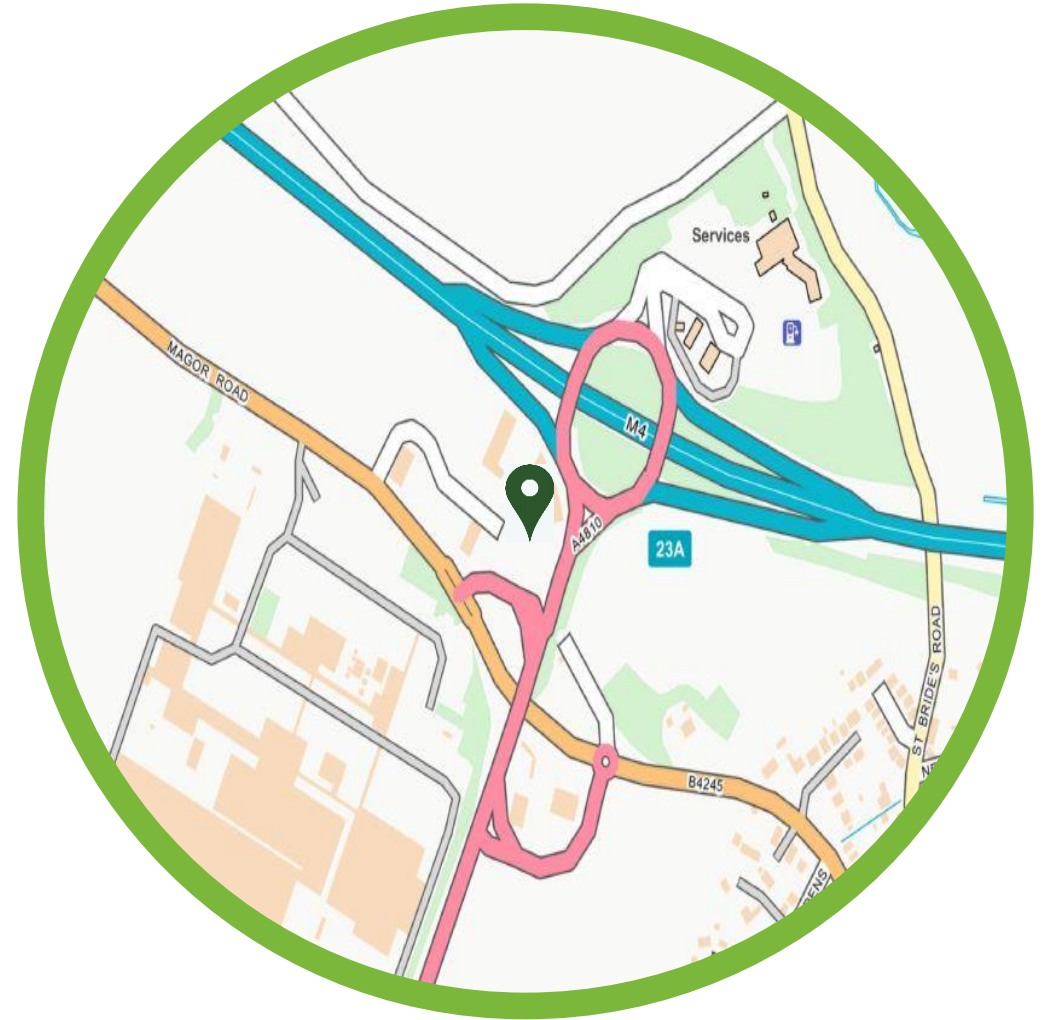
Grade A Offices – 500 sq ft – 20,114 sq ft net approx

Location

Strategically and prominently located at the gateway to South Wales at Junction 23a of the M4 Motorway.

In excess of 90,000 vehicle movements along this stretch each day allowing those living in both England and Wales a fast and easy route to work.

Severn Tunnel Junction railway station is within a short drive of Wales One where there are regular services to Bristol Temple Meads, Newport and Cardiff.



M4



Less than 1 mile

Newport



5 miles

Cardiff



15 miles

Bristol



10 miles

Accommodation

Description

In total, the business park extends to over 17 acres and is one of the first developments of speculative sustainable office buildings in Wales. The offices have been designed with the intention of providing buildings which are low in carbon emissions using such features as enhanced solar shading and improved insulation levels. Innovation House (104) comprises three storeys of Grade A offices available as a whole or in part.

The scheme includes :

- A 127 bedroom Tŷ Hotel, built in September 2010, which also provides hot food and bar services for occupiers on the park.
- Building 103 (c,6,000 sq ft) where tenants include Wales 1 Nursery, Subway and a Sawyers American Diner.

- Building 102 which was completed in July 2011 comprises 15,000 sq ft of Grade A offices on three floors. Occupiers include Edenstone Homes and Indigo Telecoms.

The building and estate have been designed to reduce day to day running costs resulting in lower carbon footprints and lower overall occupational costs.

Potential availability to future tenant of some existing furniture.

Parking

The accommodation has a total of 100 allocated on site car parking spaces.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Ground floor	8,368	777.41
First floor	8,935	830.08
Second floor	2,811	261.15
TOTAL	20,114	1868.64

Fully accessible raised floors



Carpet tiles throughout



Passive air handling system



Onsite parking



Predominantly open plan



Existing kitchen / breakout area



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Monmouthshire Council. Tel: 01633 644644 or (www.monmouthshire.gov.uk)

Business Rates

Interested parties should make their own enquiries to Monmouthshire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

The rateable value has been assessed at £195,748. Therefore, rates payable per annum are approximately £97,678 per annum (£4.18 per sq ft per annum).

Energy Performance Certificate

The EPC Rating is C (57) and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Service Charge

A service charge will be levied to cater for maintenance of the estate and common parts of the building. Utilities consumed will be included in the service charge and will be estimated on a case by case basis. The Service charge is estimated to run between £2.00 and £3.00 per sq ft excluding utilities.

Lease/Tenure/Terms

The property is available on a new standard repairing lease with terms to be negotiated.

Rent

The property is offered to let for £14.00 per sq ft per annum.

smaller suites may well be let all-inclusive (rent, rates and service charge) and will be quoted on a case by case basis.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits (for leasehold only)

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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www.alderking.com

AK Ref: OY/AK/86622
Date: February 2022
Subject to Contract



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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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PROPERTY CONSULTANTS

