

# TO LET

SELF CONTAINED OFFICES EXTENDING TO 4,033 SQ.FT.

029 2037 8921

fletchermorgan.co.uk

28 Park Place, Cardiff CF10 3BA

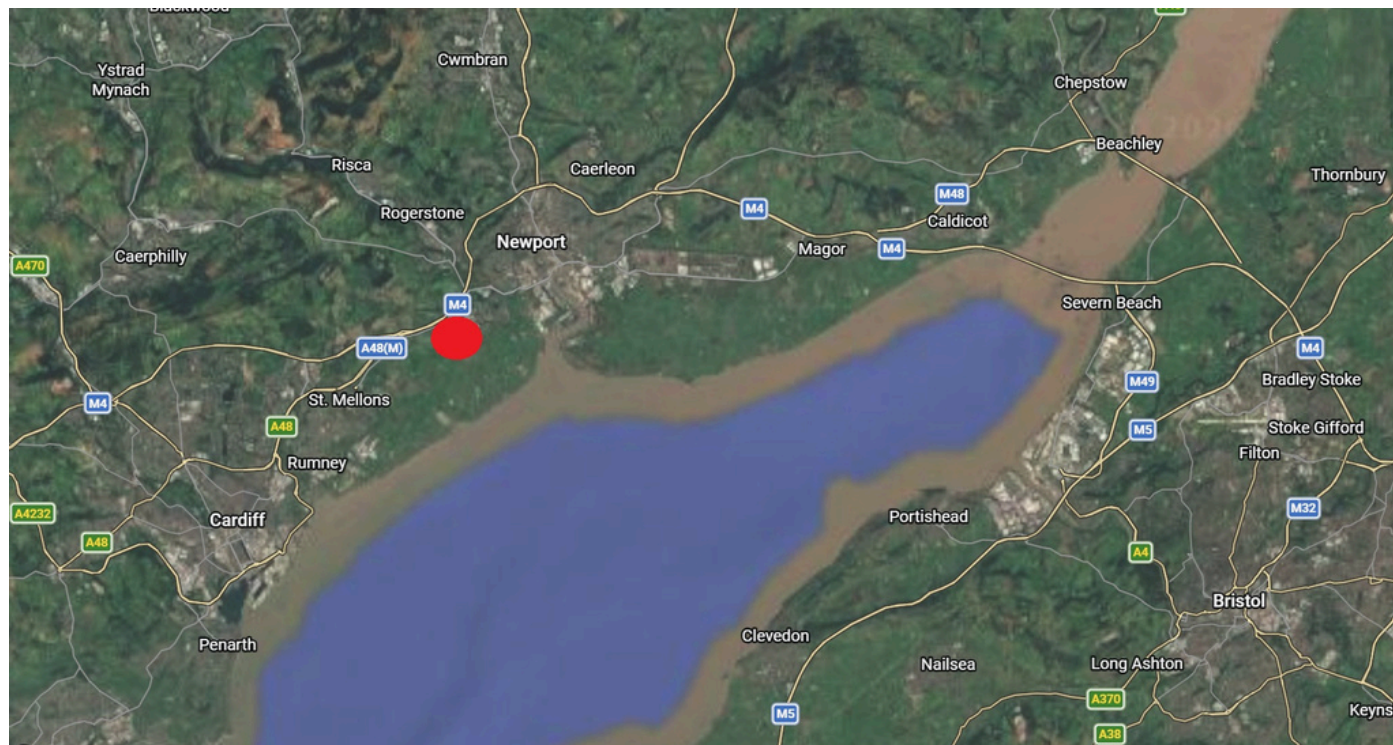


## Fletcher Morgan

- 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

Unit 2 Imperial Courtyard, Imperial Way, Newport NP10 8UL





Fletcher Morgan and the Vendor / Landlord take no responsibility for any error, mis statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither Fletcher Morgan nor anyone in their employ have any authority to make any representation or warranty in relation to the property.



## 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 a Coffee Bar.

## Description

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

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

<b>Ground Floor</b>	<b>1,999 sq.ft.</b>	<b>  185.71 sq.m.</b>
<b>First Floor</b>	<b>2,034 sq.ft.</b>	<b>  188.97 sq.m.</b>
<b>Total</b>	<b>4,033 sq.ft.</b>	<b>  374.68 sq.m.</b>

## Car Parking

20 allocated car parking spaces and more available by negotiation.

## Rates

The Rateable Value of the property is as follows:

2026/27 based on UBR multiplier of £0.502p  
 Rateable Value = GF £24,500 | FF £26,000  
 Rates Payable = GF £13,916 | FF £14,768

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

## Tenure

The subject property is available on a new Full Repairing and Insuring lease, terms to be agreed.

## Rent

**£71,000 per annum plus VAT**

## Energy Performance Certificate

B49

## VAT

All figures quoted are exclusive of V.A.T. where applicable.

## Costs

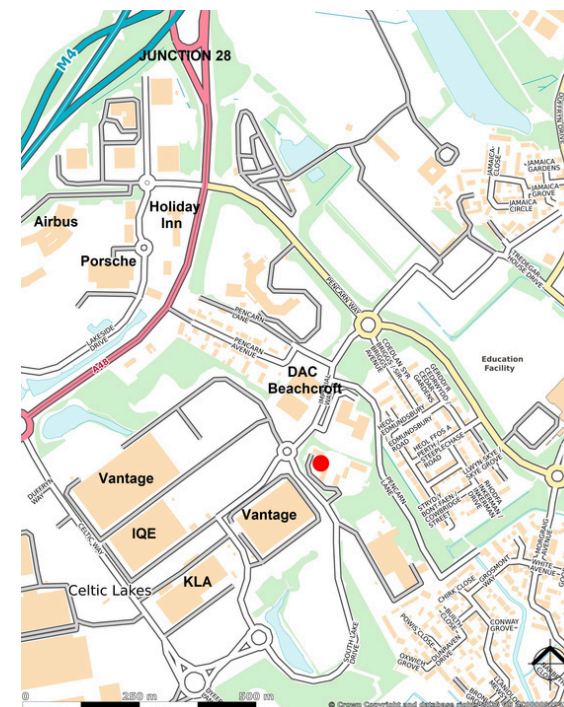
Each party is to bear their own legal and professional costs incurred in the transaction.

## What3Words

leaves.spare.paints

## Joint Agent

Hough Gould - Laura Harding  
 01905 887532 - [laura@houghgould.com](mailto:laura@houghgould.com)



Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

## CONTACT

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24/02/2026