TO LET

FIRST FLOOR OFFICES EXTENDING TO 2,034 SQ.FT.

029 2037 8921
fletchermorgan.co.uk
28 Park Place, Cardiff CF10 3BA



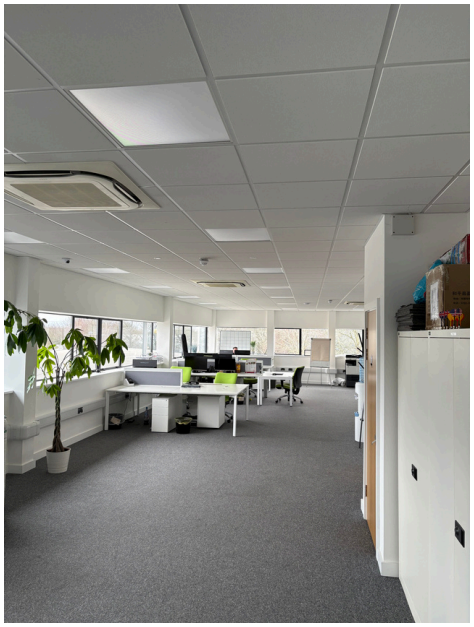
Fletcher Morgan

- Self contained building
- Excellently located
- Junction 28 of the M4
- Impressive secure estate
- Extensive high-quality refurbishment
- Energy performance rating B49
- First Floor has 10 allocated car parking spaces
- Additional car parking available by negotiation

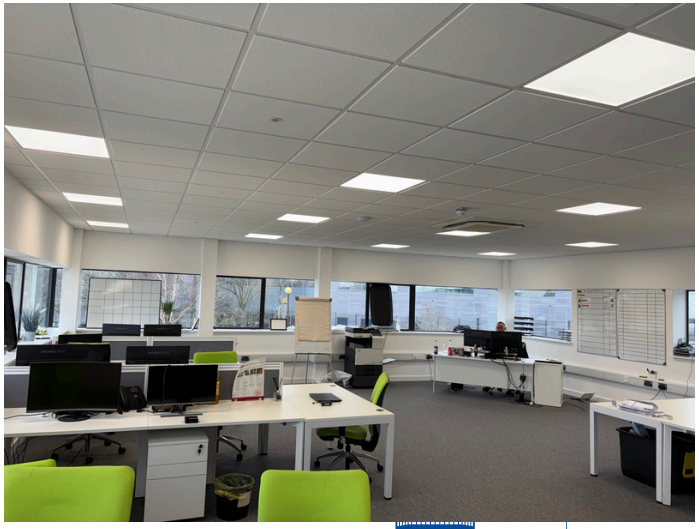
Unit 2 Imperial Courtyard, Imperial Way, Newport NP10 8UL









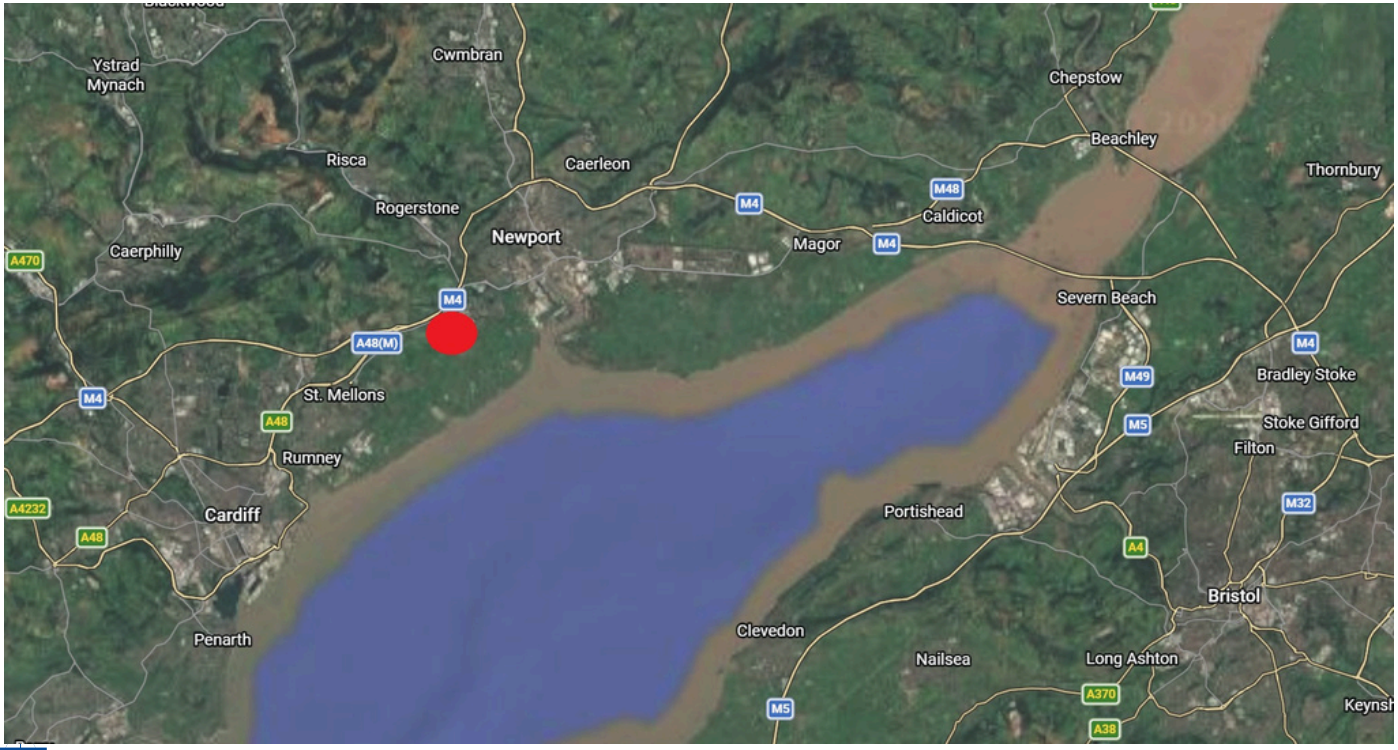




RICS

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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.
24/02/2026





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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, Vintage Inn Dragonfly Pub and Celtic Springs Retail Quarter which includes Greggs, Vanilla Pod Coffee Bar and Butchers Shop. Tredegar House National Trust and Asda Superstore are a 10 minute walk.

Description

Unit 2 provides good quality accommodation in a self contained building. The first floor office is 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 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.

First Floor	**2,034 sq.ft.**	**|**	**188.97 sq.m.**

Car Parking

10 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 = FF £26,000
Rates Payable = 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

£37,500 per annum plus VAT

Energy Performance Certificate

B49

VAT

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

Costs

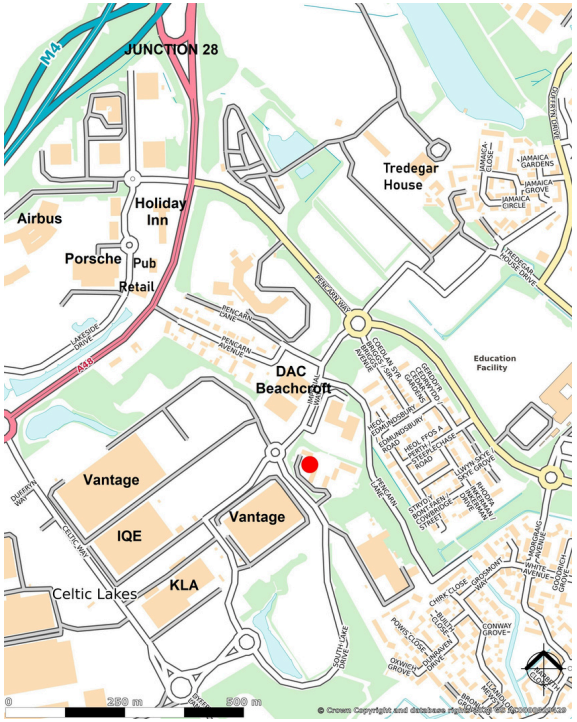
Each party is to bear their own legal and professional costs incurred in the transaction.

What3Words

leaves.spare.paints

Joint Agent

Hough Gould - Laura Harding
01905 887532 - laura@houghgould.com



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.

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12/11/2026