

# TO LET

Production/Warehouse and Office Space

 **Cooke &  
Arkwright**

ASDA

## IMPERIAL PARK

SOUTH LAKE DRIVE  
NEWPORT, NP10 8AS

Office accommodation up to  
18,776 sq.ft.

Warehouse accommodation  
(including first floor office  
accommodation) 17,368 sq.ft.

To M4 J28 & Newport

## LOCATION

The property comprises part of the GCell headquarters building on South Lake Drive, Imperial Park, Newport.

The location provides convenient access for J28 of the M4 on the west side of Newport city centre, 4 miles away. Cardiff city centre is 12 miles west.

## DESCRIPTION

### Office Accommodation

The office accommodation comprises two storey office block on the front of the main unit. The block benefits from a large double height reception with toilet and canteen facilities located to the rear. The accommodation itself is a mixture of open plan and cellular space with lift access, raised floors and suspended ceilings fitted out with comfort cooling.

The space can be taken in its entirety or split down to suit incoming tenant's requirements.



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### Warehouse/Production Space

The available space within the production facility totals 15,786 sq.ft. located at the rear of the building. The space has an eaves height of approximately 6.1m and roller shutter door access together with additional first floor office accommodation of 1,582 sq.ft.

The site benefits from extensive landscape areas, including five-a-side football pitch and tennis courts.

A large car park is sited to the front and side of the building which will be available to tenants on a pro-rata basis. Full details on application.

### TENURE

The property is available to lease for a term to be agreed.

### RENT

On application.

### VAT

All figures quoted are exclusive of VAT.

### BUSINESS RATES

For confirmation of business rates please contact the Valuation Office on 03000 505505.

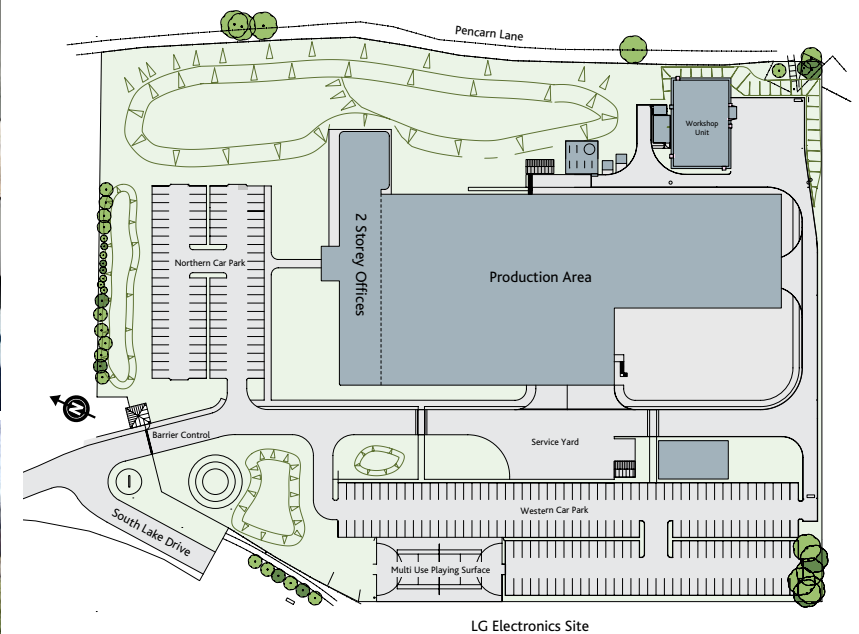
### LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.



### ACCOMMODATION

	SQ.FT.	SQ.M
Ground Floor Offices	9,990	928.07
First Floor Offices	8,776	815.3
Warehouse/Production Area	17,368	1,613.54
including 1st Floor Office Space	1,582	146.96
<b>TOTAL</b>	<b>36,134</b>	<b>3,356.91</b>





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