



OFFICES ALL ENQUIRIES

Newport
Crown Building
11 Chepstow Road
NP19 8AL

Office Suites Available From
2,900 sq ft – 27,060 sq ft

Prominent Modern Office Building
City Centre Location
Close to Railway and Bus Stations
On Site Car Parking

Price on Application

12 Windsor Place
Cardiff, CF10 3BY

savills.co.uk **savills**

02920 368 900

PARRYS
COMMERCIAL

01633 508 508

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LOCATION

Crown Building is located in the centre of Newport which is approximately 12 miles east of Cardiff and 30 miles west of Bristol. The city has a population of circa 140,200 persons. The property occupies a prominent location on Chepstow Road at the convergence of Corporation Road; Church Road; Clarence Place and East Usk Road.

Newport City Centre and the central retailing core is located approximately ½ a mile to the west. Newport mainline railway station and bus terminal are both approximately a 5 minute walk away.

The immediate vicinity provides a mixture of offices, retail and residential properties.

DESCRIPTION

Crown Building is a 9 storey modern office building with a fully glazed facade making it one of the most prominent properties in the City Centre. Internally, the property provides mainly open plan accommodation to each floor with some partitioned offices. The specification consists of carpeted solid floors, perimeter trunking incorporating the heating system, with recessed panelled lighting in a suspended ceiling.

The accommodation is accessed via a communal entrance, which houses the staircase and No.2 passenger lifts with WC's on each floor. Heating and electric is centrally supplied which services the whole of the building.

Externally the property has an open air car park accessed off Chepstow road and provides parking for 65 cars. The current tenant has 15 spaces demised there are therefore 50 spaces available reflecting a car parking ratio of approximately 1:540 sq ft.

ACCOMMODATION

1st FLOOR	496.38 sq m	(5,343 sq ft)
3rd FLOOR	496.38 sq m	(5,343 sq ft)
4th FLOOR	496.38 sq m	(5,343 sq ft)
5th FLOOR	269.42 sq m	(2,900 sq ft)
6th FLOOR	269.42 sq m	(2,900 sq ft)
7th FLOOR	269.42 sq m	(2,900 sq ft)
8th FLOOR	216.55 sq m	(2,331 sq ft)
TOTAL	2,513.95 sq m	(27,060 sq ft)

RATING ASSESSMENT

The current rating assessment relates to the whole of the building, with an adopted rateable value of £90 per sq m (£8.36 per sq ft). The current multiplier for 2011/12 is £0.428.

LOCAL AUTHORITY

Newport City Council:

Tel: 01633 656656

Fax: 01633 244721

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

QUOTING TERMS

On application. A Service Charge will apply, further details available upon request.

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Plans are provided for identification purposes only and should not be relied upon for any other purpose.

VIEWING

Should you wish to obtain any further information regarding the property, please contact one of the Surveyors below. Alternatively, additional photographs and plans, where available, can be viewed on our website by visiting www.parryscommercial.co.uk and typing "Crown Building" into the box

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