

# TO LET

## 12 DEVON PLACE, NEWPORT NP20 4NN

029 2037 8921 

fletchermorgan.co.uk 

25 Park Place, Cardiff CF10 3BA 

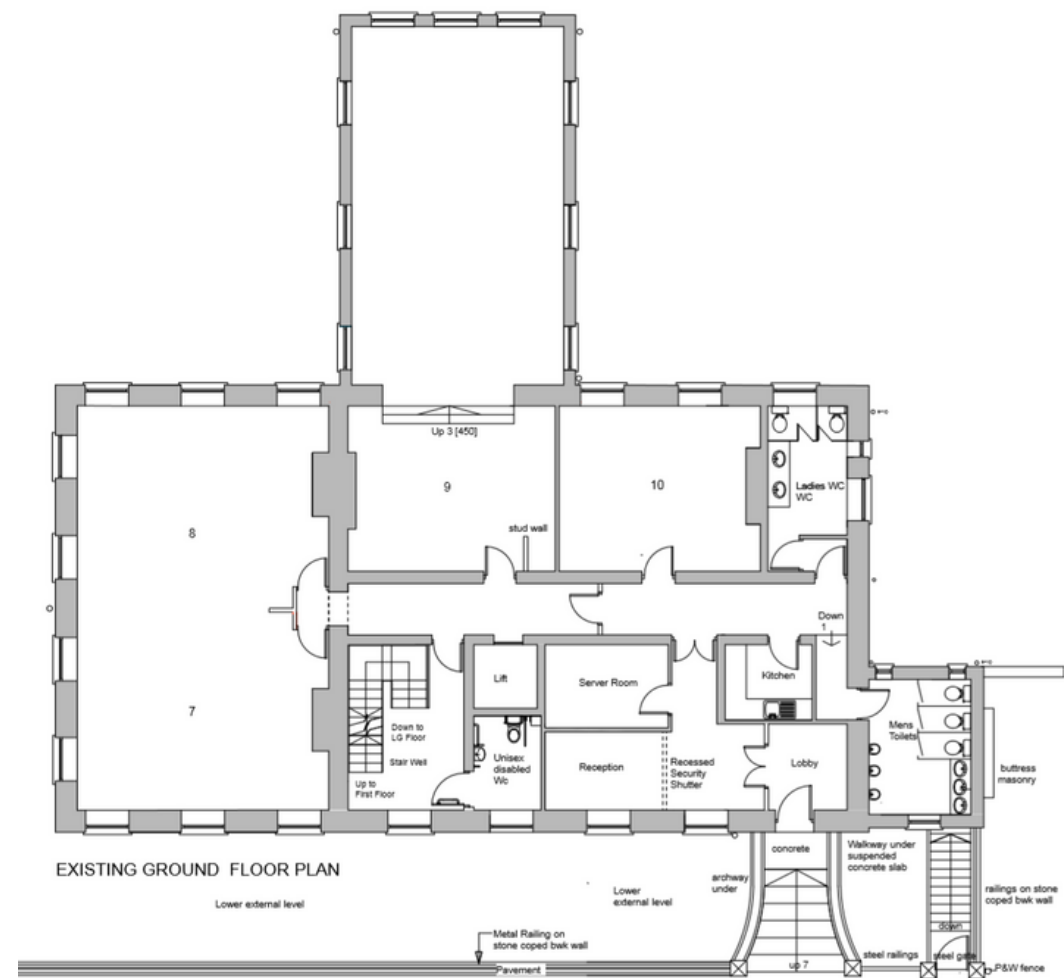
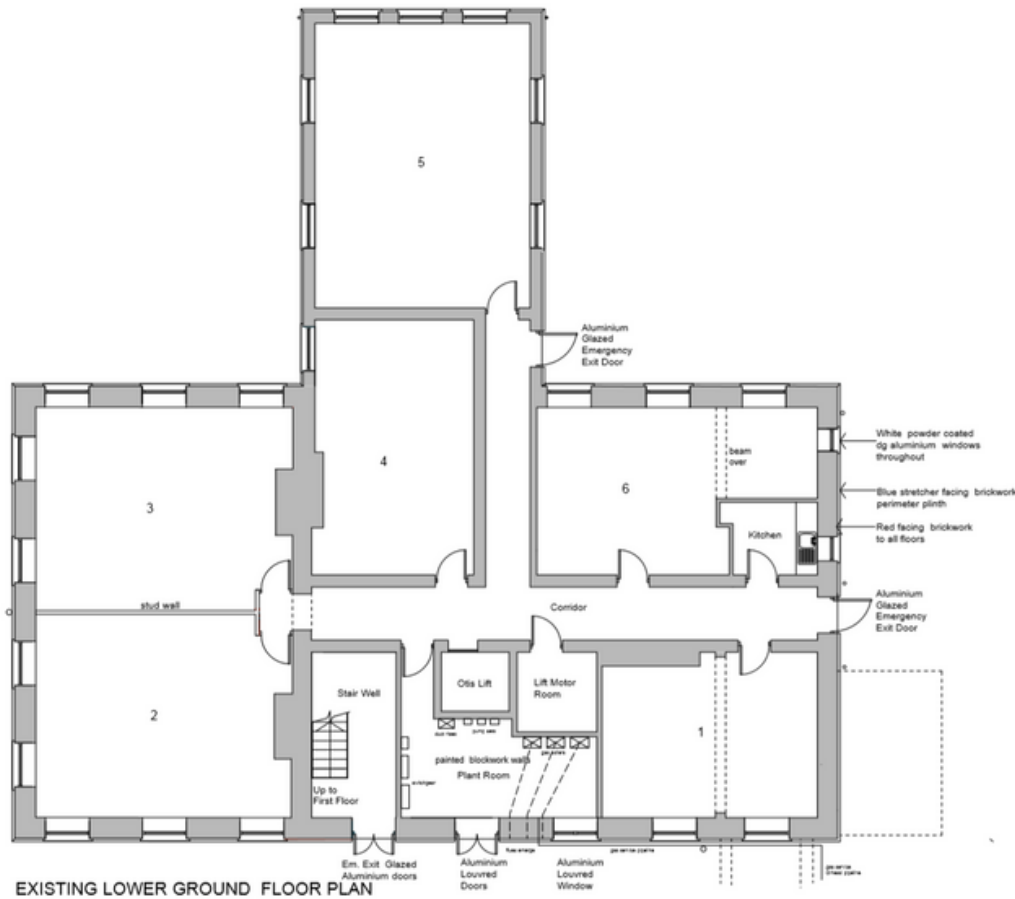


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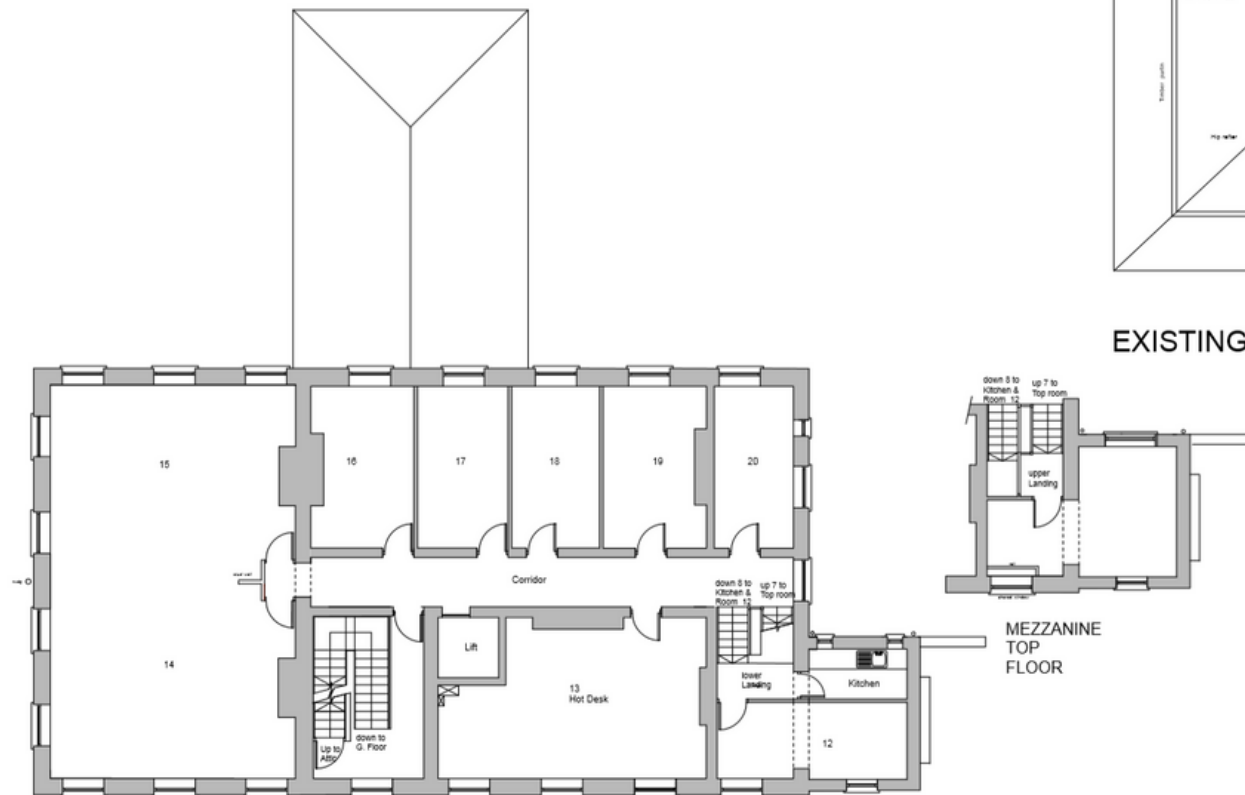
- 6,988 sq. ft. Self Contained Office
- 37 Car Parking Spaces
- Adjacent to Newport Train Station
- One Mile to J26 of the M4



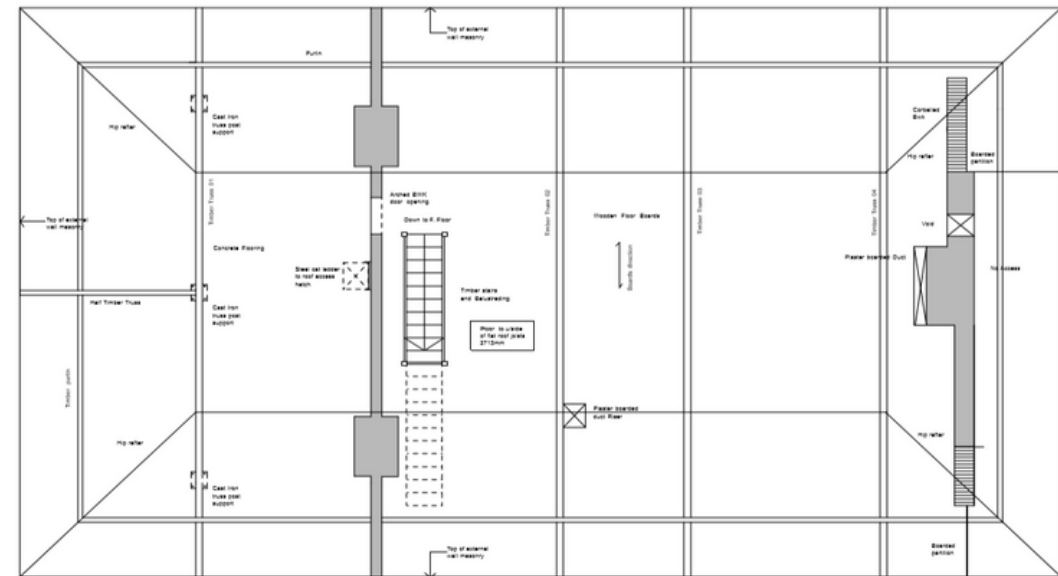








EXISTING FIRST FLOOR PLAN

MEZZANINE  
INTERMEDIATE  
FLOOR

EXISTING ATTIC PLAN



## Location

12 Devon Place is well located in Newport city centre, adjacent to Newport Railway Station. Vehicular access is available from Devon Place and pedestrian access via a foot bridge over the railway line, which connects to the railway stations platforms, the city centre, and Friars Walk Shopping Centre.

12 Devon Place benefits from exceptional car parking allocation for a city centre building of 37 car parking spaces and excellent public transport links via the railway station. Immediately adjacent to the Platform office the building overlooks a pay and display surface car park. The established office area of Gold Tops, Newport Civic Centre, the Crown Court are also in close proximity.

## Description

12 Devon Place comprises a detached self-contained 3 storey office building. The building is fitted out internally to a good standard and benefits from the following amenities:

- Gas fired central heating
- 8 person passenger lift serving all levels
- Flexible offices and open plan working areas
- Perimeter trunking
- Suspended ceilings with inset lighting
- Male, female and disabled WC facilities
- Fitted kitchens on each floor

## Accommodation

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

<b>Lower Ground Floor</b>	<b>= 2,371 sq.ft.</b>	<b>  220.38 sq.m.</b>
<b>Ground Floor</b>	<b>= 2,328 sq.ft.</b>	<b>  217.61 sq.m.</b>
<b>First Floor</b>	<b>= 2,289 sq.ft.</b>	<b>  212.73 sq.m.</b>
<b>Total</b>	<b>= 6,988 sq.ft.</b>	<b>  650.72 sq.m.</b>

**Attic Storage space = 2,680 sq.ft. | 249.09 sq.m.**

**The property benefits from 37 parking spaces**

## Rates

The current Rateable Value of the property for the period 2023/24 is based on UBR multiplier of £0.535p. The Rates Payable for 2023/24 are as follows:

**Rateable Value = £65,500**  
**Rates Payable = £35,042**

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

## Tenure

The subject property is available on a Full Repairing and Insuring basis.

## Rent

**£45,000 per annum exclusive**

## Energy Performance Certificate

On application

## 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.



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 combating money laundering and terrorist financing.

## CONTACT

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 12/05/2023