



TO LET

Wye House, Langstone Business Park, Newport, Gwent, NP18 2LH

Business Park Office
2,055 sq ft (190.91 sqm)

First Floor – Suite C

Your partners in property



Description

The property comprises a multi-let office building arranged over ground and 1st floors with adjacent car parking. The modern building has been designed to provide flexible business space for occupiers.

There is a passenger lift and male, female & accessible WC's. An intercom and electronic access control system provides convenient access and security for tenants and clients. The specification includes the following:

- Central heating
- Comfort Cooling
- Suspended ceilings with recessed lighting
- Raised access flooring
- Passenger Lift
- 24 hour access & entry phone system
- Car Park

Floor Area

Suite C has an approximate net internal floor area of 2,055 sq ft (190.9 sq m) and is subject to measurement in accordance with the RICS Code of Measuring Practice 6th Edition.

Location

Langstone Business Park which is conveniently positioned for access, adjacent to Junction 24 of the M4 Motorway providing direct links to Cardiff and Bristol as well as the A40 that links to the M50 and the Midlands.

The area benefits from a range of facilities including a nearby hotel and restaurant, Costa Coffee, McDonalds and is 1 mile from the Celtic Manor Resort. Newport City Centre is within 4 miles offering regular public transport links to Cardiff, Bristol and London.



Terms

The suite is available to let on effective full repairing and insuring terms via a service charge for a term to be agreed.

Car Parking

There are 7 car parking spaces allocated to the suite.

EPC

Wye House has been accessed with an Energy Performance Certificate Asset Rating 'C' (66). A copy of the certificate is available upon request.

RENT

£12.50 psf

VAT

The property is elected for VAT that will be payable on the rent and service charge at the prevailing rate.

Service Charge

A service charge will be payable for the maintenance and upkeep of common areas.

Business Rates

The incoming Tenant will be responsible for payment of Business Rates.





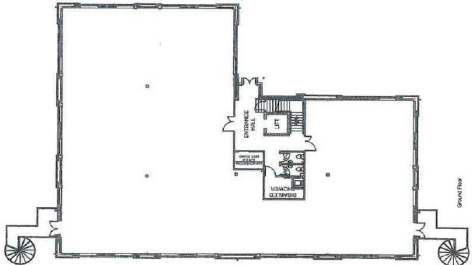
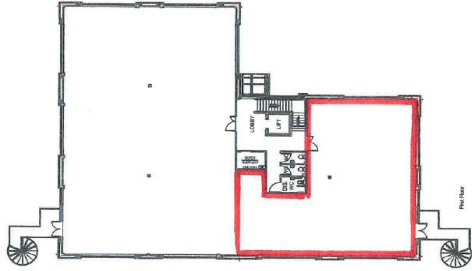
M4
motorway

M4,
Junction 24

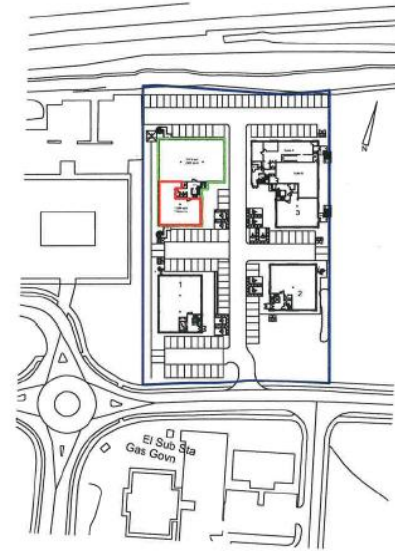
Celtic Manor

A40

WYE
HOUSE



PLAN 1



PLAN 2

Plans are for identification purposes only and are not to scale.
Interested parties should arrange an inspection to verify any critical dimensions on site.



For further information, or to arrange a viewing, please contact sole agents Knight Frank.

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Disclaimer:

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Particulars dated November 2025. Photographs dated July 2025 – November 2025.

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SUBJECT TO CONTRACT