

Your partners in property



TO LET / MAY SELL

Caerleon House, Cleppa Park, Newport NP10 8BA

Detached single storey office building on a self contained site



Description

Caerleon House was originally constructed in the 1990's and comprises a single storey building of steel frame construction with brick clad elevations.

The floorplate is predominantly open plan with some internal partitioning providing cellular meeting rooms that can be retained or removed to suit. The full height glass atrium provides natural light to the centre of the floor plate that has previously been used for kitchen and break out area.

The offices benefit from a carpeted solid floor, perimeter trunking, suspended ceilings, heating / cooling, male/female and accessible WC's and showers.

Accommodation

The building extends to an approximate net internal area of 26,304 sq ft (2443.7 sq m) in total. Consideration will be given to subdividing the building from 12,000 sq ft (1,114.8 sq m) upwards.

Car Parking

The site extends to approximately 3.1 acres and includes a surface car park to the front and side of the building providing 80 marked spaces surrounded by soft landscaping. Additional on street parking is available nearby.

Site

The building is situated on a self contained site of approximately 2.05 acres providing.



Location

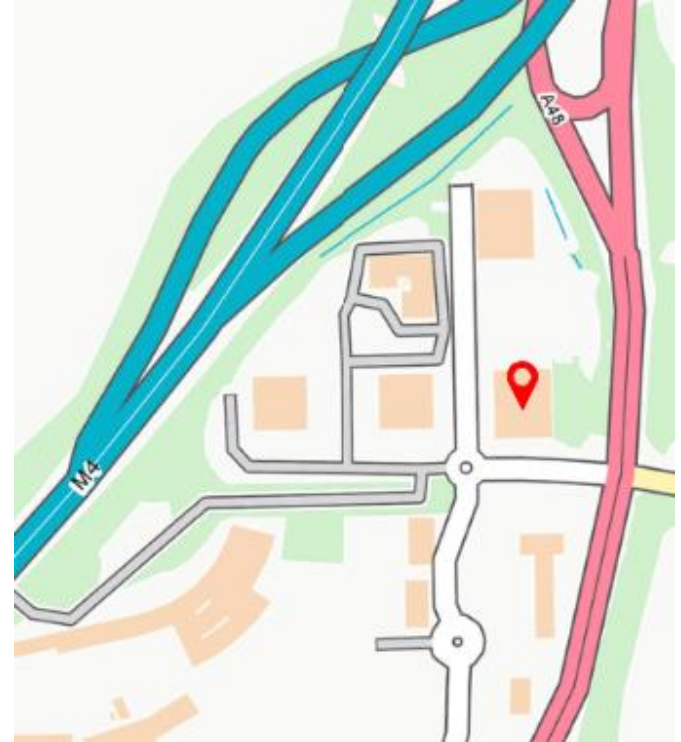
Caerleon House is situated in Cleppa Park, Newport an established commercial location on the Western edge of Newport adjacent to Junction 28 of the M4 Motorway.

Newport city centre is approximately 2.5 miles to the East and Cardiff is also within easy reach approximately 10 miles to the West.

Existing occupiers located nearby include Airbus, Welsh Water, NHS Wales & West Utilities, Dick Lovett Porsche dealership and Acorn Recruitment.

Nearby amenities for occupiers include the following:

- Express by Holiday Inn Hotel
- Dragon Fly Public House
- Greggs Bakery
- Hairdressers
- Coffee shop
- Day Nursery
- ASDA Superstore & Petrol Filling Station



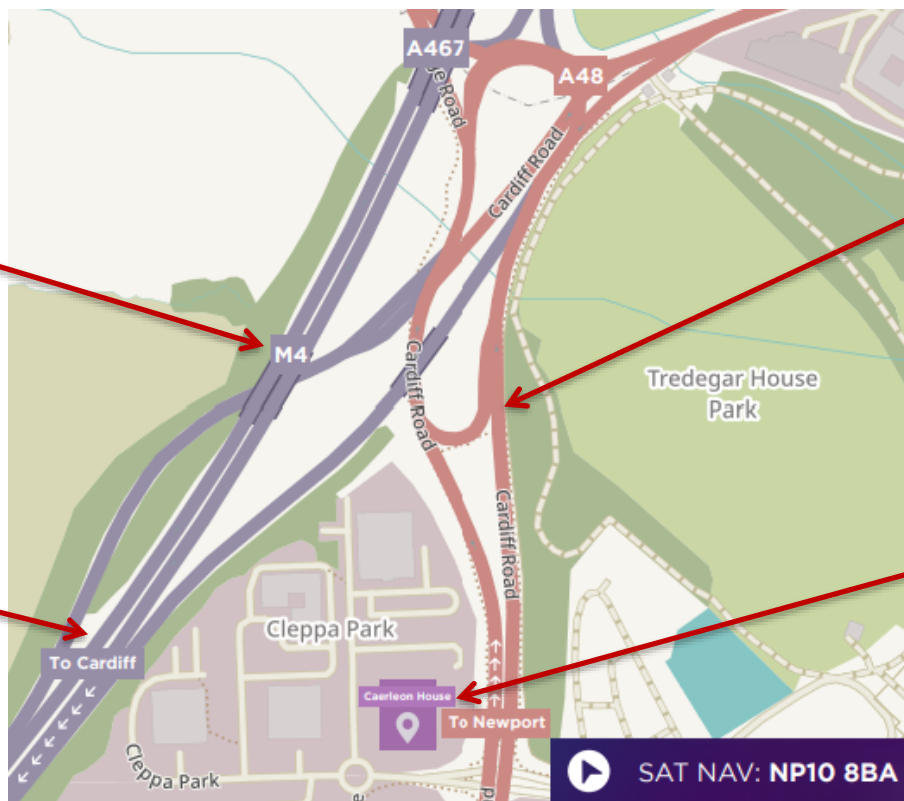


M4 motorway

Junction 28,
M4

A48

Caerleon
House



Terms

Available as a whole on a new full repairing and insuring lease. Consideration will be given to a freehold sale. Please contact the agents for more information.

Price / Rent

On application.

Business Rates

The business rates payable are the responsibility of the occupier. Interested parties are to make their own enquires of Newport City non-domestic rates department.

Service Charge

The building is self-contained and is offered on a full repairing and insuring lease. For lettings of part of the building, service charge will be applicable.

EPC

The property has an EPC rating of C69, under certificate 9301-9101-7764-7634-6595 expiring September 2035.

Money Laundering Regulations

The successful lessee or purchaser will be required to provide the usual information to satisfy the Anti Money Laundering requirements when Heads of Terms are agreed.

Legal Costs

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





MARK SUTTON

07919 395 593

mark.sutton@knightfrank.com

ED THOMAS

07483 154 168

ed.thomas@knightfrank.com

SAMEH MOHAMED

0208 050 0092

sameh@albion-ip.co.uk

Disclaimer:

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated November 2025. Photographs dated January 2020 - July 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.