



2A Severn

Langstone Business Park
Newport NP18 2LH

M4

TO LET
OFFICE SUITES
from 1,500
- 9,152 ft²

24 Severn



Location

Ideally located adjacent to Junction 24 of the M4 motorway, on the eastern outskirts of Newport, 24 Severn provides easy access to south east Wales, Monmouthshire, Bristol and the Midlands. The Hilton Hotel is nearby and the prestigious Celtic Manor Resort, host to the 2010 Ryder Cup.

24 Severn

24 Severn comprises a new high specification courtyard development offering a range of suites in a business park environment. The buildings have been designed to provide maximum flexibility for the occupier with high energy efficiency.

Current occupiers include NFU Mutual, Robert Davies LLP Solicitors, PCF Print Management Ltd, Parrys Commercial, Handelsbanken, pointOne EPOs and New Bridges Care.

Specification

- Passenger lift
- Double glazing
- WCs on each floor
- Raised access floor
- DDA Compliant
- Comfort Cooling Option

Car Parking

Dedicated car parking based on one space per 270 ft².

Terms

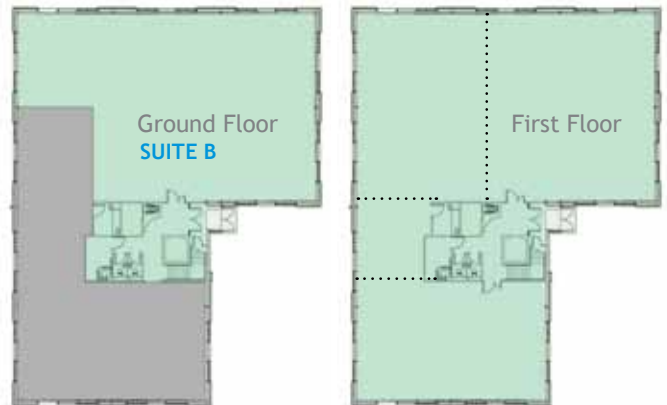
The suites are offered on flexible lease terms, further details and rent on application.

Accommodation

Wye House	ft ²	m ²
Ground Suite A		LET
Ground Suite B	3250	302
First	1,500 - 5902	139 - 548
Teme House	ft ²	m ²
Ground Suite A		LET
Ground Suite B		LET
First Suite C		LET
First Suite D	1,744	162

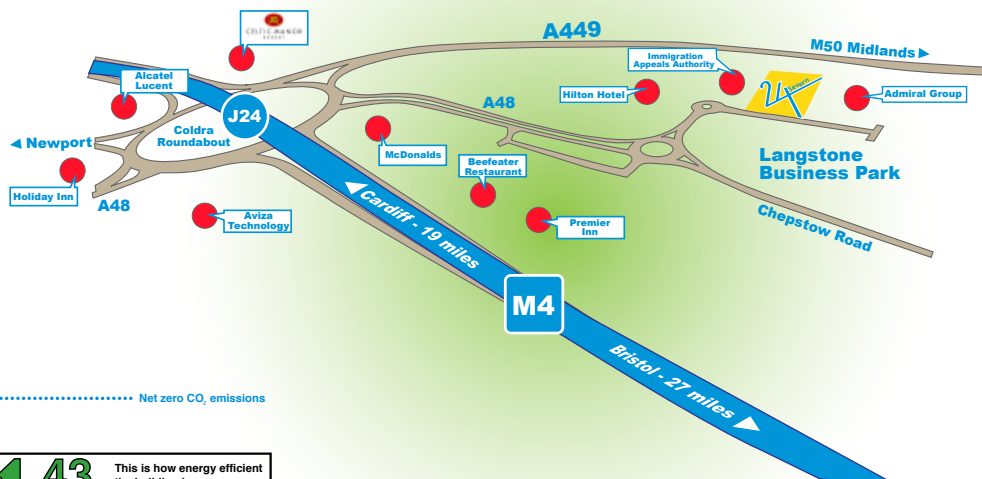
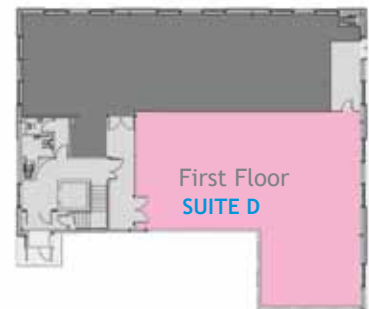
N.B Approximate areas.

Wye House



..... = Possible subdivision

Teme House



More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

43 This is how energy efficient the building is.

Viewing by appointment with sole agent:

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