

**TO LET**



# **ADMIRAL HOUSE**

**QUEENSWAY, NEWPORT NP20 4AG**

**12,883 - 51,523 SQ FT (1,197 - 4,787 SQ M)**

# ADMIRAL HOUSE

Newport is Wales' 3rd largest city with a population of about 150,000 & a catchment area of over 300,000. It is the home of the University of Newport which became the University of South Wales following a merger in 2016, with a newly built campus on the riverfront.

Subsequently, the 400,000ft Friars Walk retail & leisure development & the redevelopment of the bus & rail stations has helped to regenerate the city centre.

Newport was home to the Ryder Cup in 2010 at the Celtic Manor Resort & the NATO Summit in 2014.





## ADMIRAL HOUSE

Admiral House was purpose-built for Admiral Insurance in 2014 as part of the regeneration of the Station Quarter.

It comprises a landmark building of 80,000 sq ft on 7 floors in a prime location opposite the recently redeveloped railway station.



# ADMIRAL HOUSE

Admiral House has been designed with a central atrium to maximise natural light & accessibility between wings.

It provides large flexible floorplates with meeting rooms & generous breakout areas.



# SPECIFICATION

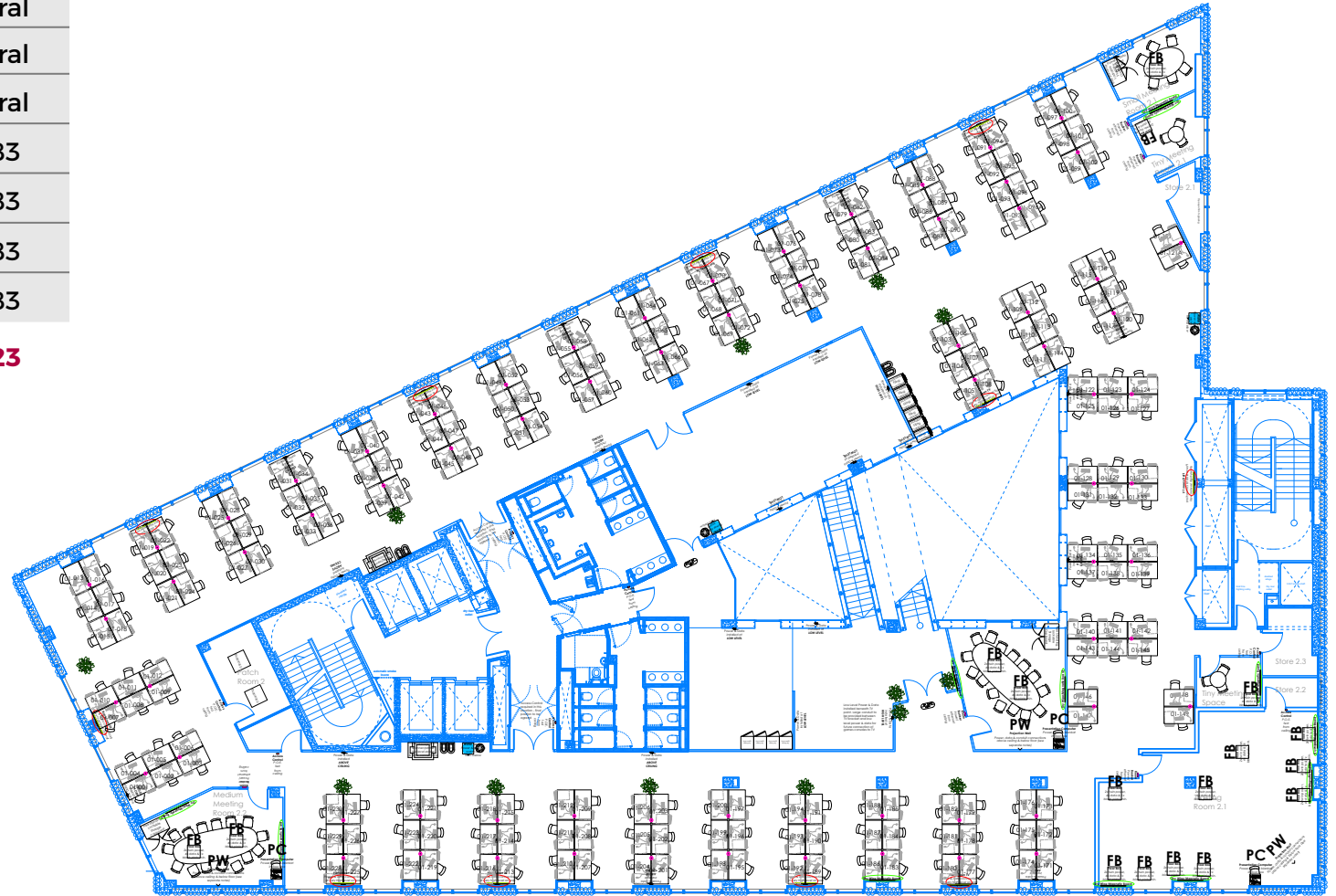
- Raised floors
- 4 pipe fancoil air conditioning
- BREEAM very good
- EPC 'B' rating
- 4 13 pp (1000kg) passenger lifts
- Central atrium
- Double height reception
- Ground floor restaurant
- Basement car parking for 230 cars
- Secure bike storage & shower/locker facilities (ground floor)
- Breakout areas



# ACCOMMODATION

FLOOR	SQ M*	SQ FT*
GROUND	Admiral	Admiral
FIRST	Admiral	Admiral
SECOND	Admiral	Admiral
THIRD	1,196.9	12,883
FOURTH	1,196.9	12,883
FIFTH	1,196.9	12,883
SIXTH	1,196.9	12,883
<b>Total</b>	<b>4,787</b>	<b>51,523</b>

\*IPMS 3



Typical floor plan



## COMMUNICATIONS

### • ROAD

Easy access to M4 via junctions 24-28.

### • RAIL

Regular Intercity services to Bristol, Swindon, Reading & London Paddington. In addition the local/cross country network provides a regular service from/ to the Valleys as well as Birmingham & Manchester.

### • BUS

The recently redeveloped bus station provides a comprehensive service to all areas of Newport & the surrounding area

## BUSINESS RATES

The current business rates equate to approximately £6.29/ft (2021/22) - further details on application.

## LEASE

The property is available on sublease floor by floor , rent on application.

## SERVICE CHARGE

The subtenant will be responsible for a fair proportion of the lessors costs of maintaining & managing the building - further details on application.

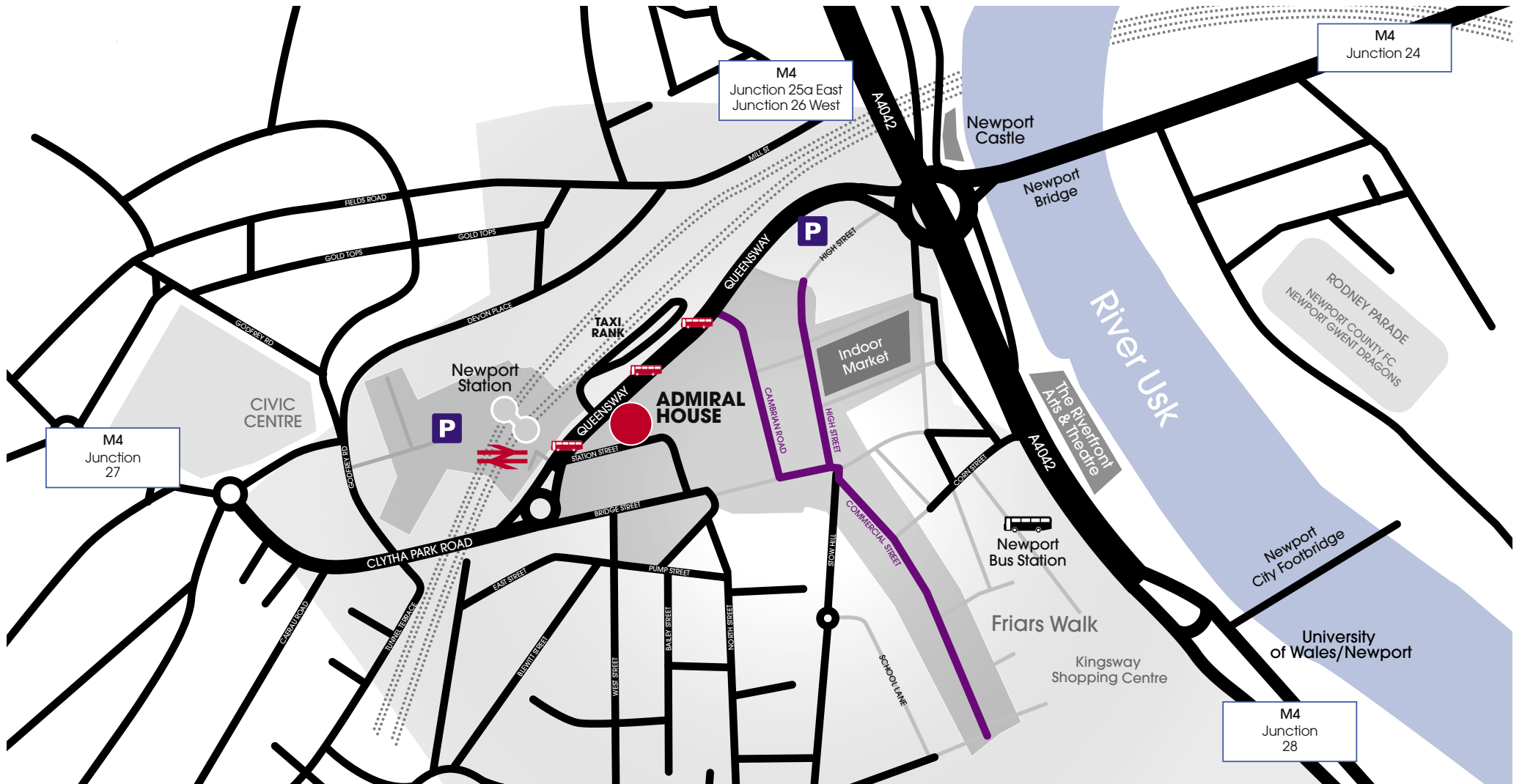
## EPC

'B' rating.

## PARKING

There are 230 dedicated car parking spaces in the secure basement (1:362ft)





## FURTHER INFORMATION

Viewing strictly by prior appointment

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. September 2021

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