

1,000 sq.ft
(92.9 sq.m)



M UNIT 1B

Celtic Springs Retail Park
Newport, Gwent
NP10 8BB

LCP.
part of MCore

**01384
400123**

searchlcp.co.uk





CELTIC SPRINGS

UNIT 1B

DESCRIPTION

Celtic Springs Business Park is located at junction 28 on the M4 motorway with direct access onto the A48 dual carriageway serving Cardiff and Newport.

Situated on the main Cardiff to Newport bus route there are frequent services directly onto the park. Celtic Park is part of the business park and is a bustling modern retail parade which services the business park and other local residents.

AREA

1,000 sq.ft (92.9 sq.m)

RENT

£25,000 per annum

RATEABLE VALUE

£16,750

SERVICE CHARGE

£4,660

INSURANCE

£440

ENERGY PERFORMANCE

EPC rating: C

Further information available upon request

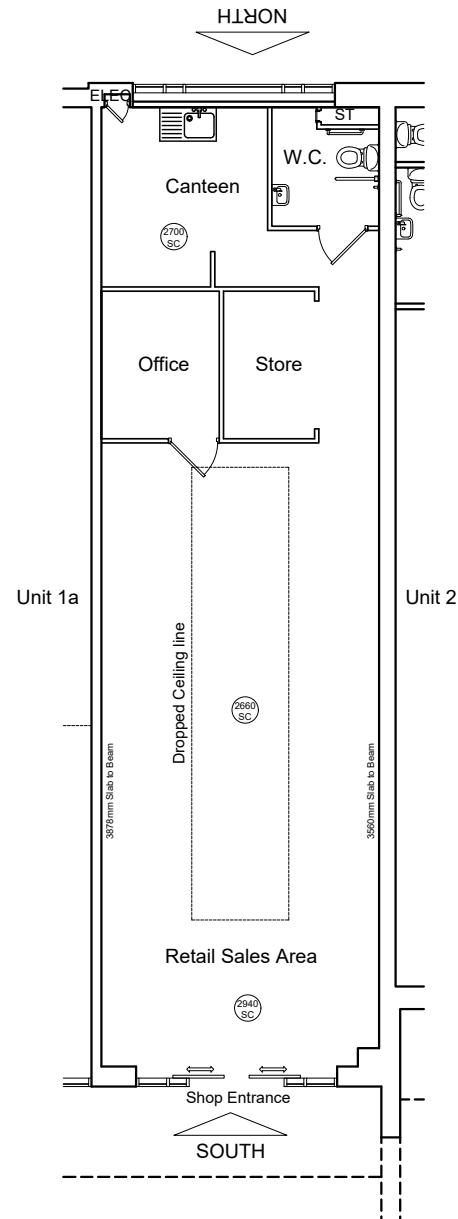
USAGE CLASS

Class A1

LEGAL COSTS

Each party is responsible for their own legal costs

FLOOR PLAN



5,561 sq.ft

Total development



4

Retail units on site



20+

Parking Spaces

A48



View on Google Maps



M

George Watson

07423 662 487

GWatson@lcpproperties.co.uk



Julien Bladen

07968 629 748

jb@bladenproperty.co.uk



Philip Gwyther

07775 910 944

philip@ejhailes.co.uk

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**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.