



INDUSTRIAL & COMMERCIAL
Property Bulletin

April 2009 To March 2010



**Industrial and Commercial Office
Property Bulletin**

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Introduction

The Bulletin is an analysis of the industrial and office premises market in the Newport City Council area for April 2009 to March 2010. It is based on information recorded in the Newport Commercial Property Register. The Register is administered by the Council's Economic Development Unit Information and Research Team.

The Bulletin contains information on floor space and the number of units available, as well as rental prices and take- up data from those agents who were able to supply it. Information is also included on business enquiries received by the EDU over the period, with particular reference to the type of properties and/ or sites required.

There are four appendices, Appendix A lists commercial planning permissions during the period, Appendices B & C summarise the commercial property available April 2010. Appendix D lists the Commercial Property Agents who provide data incorporated in the Commercial Property Register.

Copies of the Newport Commercial Property Bulletin are distributed to a range of interested bodies including estate agents, banks, solicitors, accountants, developers and investors, the Welsh Assembly Government's Department for the Economy and Transport and neighbouring Unitary Authorities. We also would like to thank all those agents, organisations and companies who assist the Information and Research Team in compiling this information. Any suggestions for additional premises, information or analysis to be included would be welcome.

Industrial Property Analysis

Change in Industrial Floor Space Availability

Available industrial floor space increased from 918,782 ft² (85,355m²) in March 2009 to 1,263,110 ft² (117,343 m²) in March 2010. This represents an increase of 344,328ft² (31,988m²) or 37% and is a reflection of the economic climate at the time.

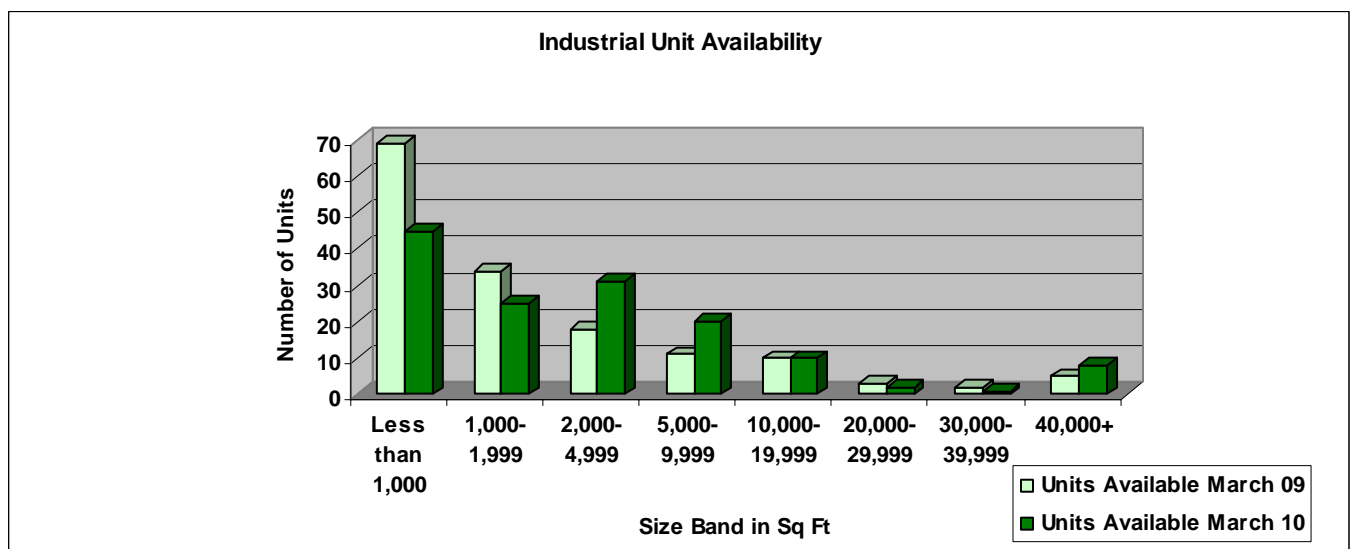
Table 1: Industrial Unit Availability by Size Band

Size Band (ft ²)	Units Available March 09	Units Available March 10	Change In Total Number of Units Available
Less than 1,000	69	45	-24
1,000- 1,999	34	25	-9
2,000- 4,999	18	31	+13
5,000- 9,999	11	20	+9
10,000- 19,999	10	10	0
20,000- 29,999	3	2	-1
30,000- 39,999	2	1	-1
40,000+	5	8	+3

Note: Unit numbers are duplicated due to industrial units being available as split units. The number of units available does not include units 'to be constructed'. Total available floorspace is the net figure i.e. this also excludes units 'to be constructed' on the Commercial Property Register.

The total number of units available decreased by 7% from 152 in March 2009 to 142 in March 2010. The majority of size bands experienced a decline in the number of units available over the period; in particular this includes units less than 2,000 ft². This is still consistent with the economic climate in which increasing redundancies, locally as well as nationally, is still encouraging more business start ups into these smaller units. Equally, larger units have returned to the market as operations downsize or cease, particularly in manufacturing.

Chart 1 below compares unit availability, by size band, in March 2009 and March 2010.



Take-Up of Industrial Buildings April 2009 to March 2010

Table 2 represents the main industrial take-ups from information that was obtained for the period April 2009 to March 2010

Table 2 – Take up between April 09 and Mar 10

Date	Address	Size in ft ²	New owner/ occupier	Sale or Lease	Price or rental	Agent
June 09	Unit 2, 64 Tregwilym Road	5,000	Saro Engineering	Sale	£190,000	LINN
July	Unit A, Reevesland Industrial Estate	90,000	Owens Road Services Ltd	Lease	£2.97 sq/ft £267,000 p.a.	C&A
Aug	Unit 16A, Maesglas Industrial Estate	2,160	David Beaumont's Company Ltd	Lease	£5.69 sq/ft £12,300 p.a.	KSG
Oct	Unit 4, East Bank Road	7,700	N/K	Lease	£12,000 p.a.	LINN
Nov	Unit 5, 6 and 7, Wern Industrial Estate	9,020	Sedric John Transport	Lease	£3.90 sq/ft £35,185 p.a.	KSG
	Unit 4E, East Bank Road, Felnex Industrial Estate	5,098	Footprint Matters 2U Ltd	Lease	£2.35 sq/ft £12,000 p.a.	NPM
Dec	Unit 5D, East Bank Road, Felnex Industrial Estate	3,510	Able Coatings Ltd	Lease	£2.56 sq/ft £9,000 p.a.	NPM
Jan 10	Portskewett Street	5,000	N/K	Sale	£125,000	HT/ Paul Fosh

Source: Those commercial property agents who were able to supply data when requested for the period in question.

Note: (1) N/K appears in the previous table where information was unavailable or confidential at the time of going to print

(2) Information could no longer be obtained from NCC Estates Department due to the departure of the member of staff responsible for collating this data.

Rentals for Commercial Industrial Floor Space

The asking rental prices shown below were calculated using data from the Commercial Property Register (April 2010). The asking rental prices are an indication towards the quality and demand for the units currently available within the size ranges.

Table 3: Rental per ft² [i] for Industrial Floor Space per annum in Newport City

Asking Price (£)	Industrial Unit Size (ft ²)		
	<3,000	3,000-10,000	>10,000
High [ii]	11	8	5
Average	9	5	4
Low [ii]	5	3	3

Source: The Newport Commercial Property Register as compiled from information supplied by commercial property agents

Note: [i] Rental figures used are exclusive of any service charge or VAT, etc.
 [ii] The high and low asking price figures are derived from the average of the highest and lowest quartile of asking prices per size band.
 [iii] Sample sizes are small and therefore subject to wide fluctuations.

Industrial Floor Space Stock

Table 4 below shows the total industrial floor space stock for Newport City at 1st April 2008. This figure is derived from the administrative databases used by the VOA in the process of assessing the rateable value of non-domestic property in England and Wales. 2008 is still the latest data available

Table 4: Stock of Industrial Floor Space at 1st April 2008

	Industrial Floor Space
The City of Newport	17,302,080ft ² (1,608,000 m ²)

Source: 'Commercial and Industrial Floorspace and Rateable Value Statistics 2008' (2005 Revaluation). Neighbourhood Statistics.

Note: Industrial floor space figures include Factory and Warehouse space. Figures have been rounded to the nearest thousand m² and the converted to ft².

Office Property Analysis

Change in Commercial Office Floor Space Availability

Available floor space increased by 190,881 ft² (17,732m²) from 404,406ft² (37,569m²) in March 2009 to 595,287ft² (55,302m²) in March 2010.

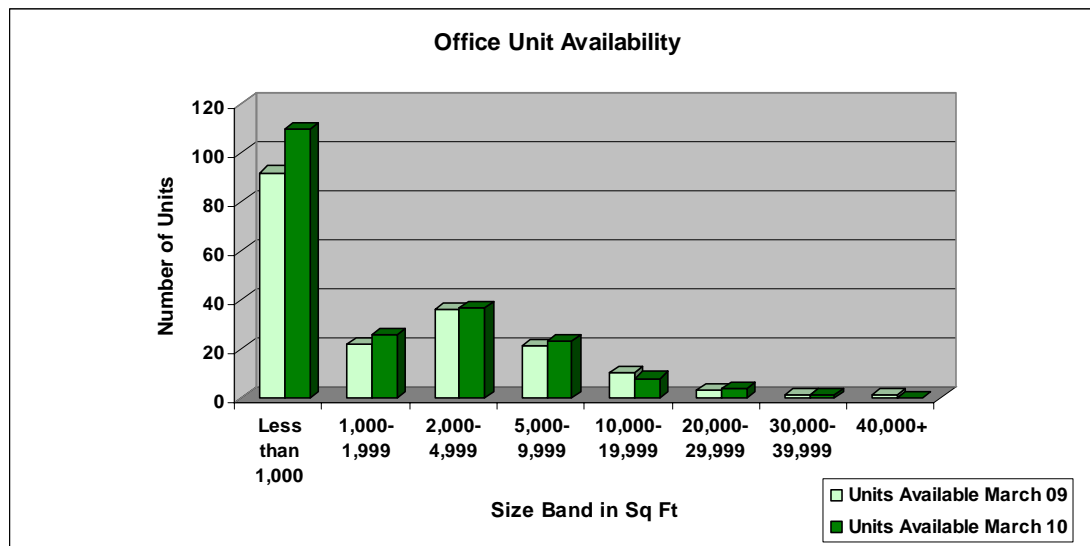
Table 5: Office Unit Availability by Size Band

Size Band (ft ²)	Units Available March 09	Units Available March 10	Change In Total Number of Units Available
Less than 1,000	92	110	+18
1,000- 1,999	22	26	+4
2,000- 4,999	36	37	+1
5,000- 9,999	21	23	+2
10,000- 19,999	10	8	-2
20,000- 29,999	3	4	+1
30,000- 39,999	1	1	0
40,000+	1	0	-1

Note: Unit numbers are duplicated due to large office space being available in suites of different sizes. Total floor space is the net figure i.e. this excludes numbers that are shown as 'to be constructed' on the Commercial Property.

The total number of units available between March 2009 and March 2010 has increased by 12 %.

Chart 2 below compares the number of office units by band size, available in March 2009 and March 2010



Office Take-Up April 2009 to March 2010

Table 6 represents some of the major office take-ups over the period

Table 6: Office Take-Up

Date	Address	Size in ft ²	New owner/ occupier	Sale or Lease	Price or rental	Agent
April 09	First Floor, Usk House, Langstone Business Park	1,670	Pelydryn Ltd	Lease	£13.50 sq/ft £22,545 p.a.	KSG
	First and Second Floors, 11 Charles Street	1,030	Kaleidoscope Project	Lease	£9.71 sq/ft £10,000 p.a.	PC
June	Cedar Court, Cleppa Park	18,500	N/K	Lease	N/K	C&A
July	Unit 6, Imperial Courtyard	8,850	Go Compare.com	Lease	£10.00 sq/ft £88,500 p.a.	KSG
Aug	4 Gold Tops	2,558	Premier Risk Solutions	Sale	£370,000	FM
	Unit 7, Waterside Court	2,200	Alpha Electronics	Sale	£170,000	LINN
Sep	Old Stables, Caerleon	600	Apollo Property Service Group Ltd	Lease	£6,000 p.a.	LINN
Dec	Clarence House	20,000	Her Majesty's Court Service	Lease	£12.25 sq/ft £242,746 p.a.	HT
	7 West Market Square	1,046	Future Civil Engineering Ltd	Sale	£80,000	NPM
Jan 10	Ground Floor, Cedar Court	1,600	Cancer Research	Lease	£11.25 sq/ft £18,000 p.a.	C&A
	Clarence House	1,800	CAD Centre	Lease	£11 sq/ft	HT
Feb	First Floor, Willow House, Cedar Court	1,604	Orbis Healthcare	Lease	£13.00 sq/ft £20,852 p.a.	Savills
	Tregleath House, 1 Serpentine Road	2,055	N/K	Lease	£11.19 sq/ft £23,000 p.a.	Stuart Hogg/ HT
	Unit 1, Monmouthshire House, John Frost Square	1,800	Job Centre	Lease	£40,000 p.a.	HT
March	25 Bridge Street	1,450	N/K	Lease	£8.88 sq/ft £15,000 p.a.	NPM

Rental for Commercial Office Floor Space

The asking rental prices shown below were calculated using data from the Commercial Property Register (March 2010).

Table 7: Rental per ft² [i] for Office Floor Space per annum in Newport City

Asking Price	£/ft²
High [ii]	14
Average	10
Low [ii]	5

Source: The Newport Commercial Property Register as compiled from information supplied by the commercial property agents

Note: [i] Rental figures used are exclusive of any service charge or VAT etc
[ii] The high and low asking prices are derived from the average of the highest and lowest quartile of asking prices

Stock of Commercial Office Floor Space

Table 8 below shows the total office floor space stock for Newport City taken at 1st April 2008. This figure is derived from the administrative databases used by the VOA in the process of assessing the rateable value of non-domestic property in England and Wales. 2008 is still the latest data that is available.

Table 8: Total Stock of Commercial Office Floor Space 1st April 2008

	Commercial Offices
Newport City	2,087,440 ft ² (194,000 m ²)

Source: 'Commercial and Industrial Floorspace and Rateable Value Statistics 2006 (2005 Revaluation)'. Neighbourhood Statistics

Note: The commercial office floor space comprises mainly only purpose- built office buildings, dwellings and various types of non-domestic buildings converted to offices, offices over shops and computer centres. The floor space figure includes central government offices but not local government. Figures have been rounded to the nearest thousand m² and then converted to ft².

Commercial Enquiries Received from April 2009 and March 2010

The Economic Development Unit received a total of 553 enquiries between April 2009 and March 2010, a 24% increase from the 446 received in the previous year. The types of enquiry ranged from help in sourcing financial assistance, or finding properties or sites, to concerns over planning issues. Enquiries often covered a combination of these areas.

The largest numbers of enquiries were from individuals looking to start up their businesses in Newport (235) followed by enquiries from local firms (126) and inward investment enquiries (86). These trends are consistent with those noted in previous reports. Table 9 shows a breakdown of enquiries by project type.

Table 9: Enquiries Received by Project Type

Project Type	Enquiries Received	% of Total
Start Ups	235	42
Local Firms (Newport)	126	23
Inward Investments	86	16
Development Projects	27	5
General	17	3
N/K	62	11
Total	553	

137 of the enquiries received required commercial property. Table 12 shows these enquiries by commercial category and property size requirement. 58% of enquiries were for properties in the smallest size bands, below 5,000 ft² of floor space. Service sector enquiries, which would include offices, amounted to 39% of total property enquiries, with 15% of property enquiries for retail and 10% leisure. There were significantly less manufacturing enquiries compared with previous years.

There were 9 enquiries received for commercial sites over this period. Most enquiries were for service uses (22). Of those enquiries that specified a site size, 44% required a site less than one acre.

Table 10: Enquiries for Commercial Property Received between April 2009 and March 2010 by Category and Size in Ft²

Category	<2,000	2,000-4,999	5,000-9,999	10,000-19,999	20,000-49,999	50,000+	Not Known	Totals	% of Total
Construction	3	1	0	0	0	0	0	4	3
Distribution	2	1	2	0	0	0	2	5	4
Hotel	5	0	0	0	0	0	0	5	4
Leisure	6	2	0	1	1	0	4	14	10
Manufacturing	2	1	0	0	0	0	10	13	9
Recycling	0	0	1	1	0	0	1	3	2
Research & Development	1	1	0	0	1	0	0	3	2
Retail	12	3	1	0	0	0	5	21	15
Service	26	10	0	1	1	0	16	54	39
Not Known	2	1	1	0	0	0	11	15	11
Totals	59	20	3	3	3	0	49	137	
% of Total	43	15	2	2	2	0	36		

[1] These figures only include those enquiries that specifically stated a property requirement

Financial Assistance to Potential Investors in Commercial Property in Newport

Parts of Newport are in a Tier 2 Assisted Area and therefore are eligible for additional support under the following support scheme.

Flexible Support for Business Single Investment Fund

The Welsh Assembly Government offers support to businesses through the Flexible Support for Business Service. The experienced relationship managers build effective, tailored support packages to enable businesses of all sizes and in all sectors to progress and grow. This can include information and advice across a range of areas, including finance, tendering, contracts, property, innovation support, marketing assistance, modern technology, sourcing suppliers and skill development at all levels. To ensure the best return on public investment, the support offered is discretionary and varies from business to business.

The Single Investment Fund is part of the range of support offered through Flexible Support for Business. The Single Investment Fund provides financial support to help businesses in Wales. Bespoke packages of support can be tailored upon business need, they can include start up, expansion, modernisation and restructuring or help developing new products, processes or services.

More information on the Single Investment Fund can be accessed through the following web site;

www.business-support-wales.gov.uk

Townscape Heritage Initiative Lower Dock Street

This initiative aims to regenerate the historic environment in Lower Dock Street by raising the standard of repair and reinstating lost architectural details, through the use of traditional building materials and conservation repair techniques. The scheme promotes conservation as an essential part of urban regeneration and can provide funding for:

- Preserving and enhancing the character and appearance of conservation areas affected by high levels of deprivation and in need of regeneration;
- Bringing historic buildings back into appropriate and sustainable use;
- Safeguarding the character of conservation areas through:
 - increasing training opportunities in heritage skills;
 - increasing community participation; and
 - improving approaches to conservation management and maintenance.

Following the success of Phase I of the Townscape Heritage Initiative, Phase II commenced in November 2005 with funding from Cadw, the Heritage Lottery Fund, Newport Unlimited and the Welsh Assembly Government through the Physical Regeneration Fund. Newport City Council would welcome any enquiries from owners or leaseholders (with an unexpired lease of at least 10 years) of properties located in Lower Dock Street.

For further information contact:
Alec Shand, THI Assistant, Projects and Design Section

Department for the Economy and Transport (DET) Town Improvement Grant

This grant provides aid to the private sectors for the improvement of the exterior of existing premises. This discretionary grant is primarily focused on the City Centre and Lower Dock Street area. Grants offered are the minimum level that is considered necessary to achieve the project.

For further information contact:
Stephen Fitzgibbon, Projects and Design Manager

Newport Community Fund 2010

The Community Fund 2010 is available to businesses who want to stage an event or launch a project in the community. This can include a concert, an exhibition, a mural, volunteer work and children's activities. The fund will be used to support community cohesion and raise the profile of Newport in the build up to hosting the Ryder Cup. Grants are available up to £2,010 and will be awarded subject to the outcome of a People's Panel.

Further details about this fund can be found on the following link;

http://www.newport.gov.uk/stellent/groups/public/documents/guidance_notes/ont442900.pdf

For further information on this grant contact;
Jo Evans, Community Grants Scheme Officer

The following grants are applicable to all businesses, for more information contact: Paul Miles, Business Services Manager

Start Up Rent Subsidy

A grant to support the cost of premises (small industrial unit, shop or office) for people about to start up a business is available from the EDU of Newport City Council. The grant is for 50% of the business's first year's rental up to a maximum grant of £1,000.

Grants in Industrial and Commercial Improvement Areas

Grants of up to £20,000 are available from the EDU in Commercial Improvement Areas. This can cover expenditure on building adaptation and improvement, also, environmental improvements. The Improvement Areas are South Pillgwenlly and Old Town Dock, Corporation Road, parts of the Town Centre and parts of Cardiff Road.

Business Security Grant

A grant to support the cost of implementing security measures such as fencing works, strengthening of door and window openings and alarm installation. This grant is available only to businesses in the manufacturing sector employing up to 25 people. A grant will be up to 40% of costs, up to a maximum of £1,000.

Financial Assistance for Small and Medium Sized Enterprises

These four Newport City Council schemes are designed to support the creation and protection of jobs.

Economic Development Grant

A grant to support capital expenditure, primarily plant and equipment (new or second hand), by businesses in the manufacturing or related sectors. The grant will be up to 30% of costs up to a maximum of £5,000, available to businesses employing up to 250 people.

Business Planning Grant

A grant to support the cost of preparing a Business Plan for submission to the National Assembly for Wales and Finance Wales in support of funding applications. A grant will be up to 33% of the cost of the Business Plan, up to a maximum grant of £2,000 per investment project, available to businesses employing up to 250 people

New Technology Training Scheme Grant

This grant is geared towards helping small businesses introduce new technology to their businesses. A 50% subsidy up to a maximum of £500 will be offered towards the cost of a training course to use the new technology. Available to businesses with less than 10 employees.

Information & Communication Technology

Maximum of £2,000 may be offered to companies employing 50 people or less towards the cost of training in relation to information and communication technology, or website development.

All grants listed above are offered on a discretionary basis and all applicants will need to satisfy the Council's criteria for assistance.

The Business Services team offer assistance to companies in Newport and also investors looking to come into the area. For Further information about the financial support available to your business please contact;

Paul Miles, Business Services Manager

For Businesses in Newport;

Tim Garbutt, Business Services Officer
Dany Fisher, Business Services Officer

For Inward Investors;

Janine Dance, Inward Investment Officer

Staff can be reached through the City Contact Centre on 01633 656656

APPENDIX A

Planning Permissions for Industrial & Commercial Developments- April 2009 to March 2010

The list of industrial and commercial planning permissions granted includes the following major proposals:

PLANNING APPLICATION NO.	TYPE OF APPLICATION - LOCATION - APPLICANT	APPROX. FLOORSPACE/SITE AREA
10/0148	Development of site into car park for 258 cars (temporary period up to three years). - NE Bradbury House, Usk Way - Julian Hodge Bank	6,752 m ²
10/0141	Change of use of from disused warehouse to employment training centre/ office - rear of 154 to 156 Commercial Street - A4E Ltd	255m ²
10/0082	Change of use from residential to educational (university research facility) - Felthorpe College Crescent, Caerleon - Mr Nicolas Lloyd	258m ²
10/0073	Change of use to Cardiac Diagnostic Centre - Unit 4 Imperial Courtyard - Dr John Davies	230m ²
10/0006	Creation of a new security compound with 3m high mesh fencing, vehicle access and control kiosk. - Land opposite and west of 1A Esperanto Way - DWR Cymru Welsh Water	0.029 hectares
09/1149	Change of use for a temporary period of 2 years to a Gypsy traveller site - Plot 4B, Esperanto Way - Newport City Council	0.14 hectares
09/0992	Change of use from stable block to class A2 use (financial and professional services). - Coach House, Caerphilly Road - Nick Parsons Young	59.40m ²
09/0817	Hand car wash business in the ASDA car park - Asda, Pencarn way - Car Park Valeting Ltd	

PLANNING APPLICATION NO.	TYPE OF APPLICATION - LOCATION - APPLICANT	APPROX. FLOORSPACE/SITE AREA
09/0798	Part demolition and change of use to lorry park and café, some office space to remain - Venta House - Lyndhurst Services UK Ltd	1,300m ²
09/0704	Change of use from offices to mixed use business and medical health services - 35 Godfrey Road - Willdig Lammie	301m ²
09/0629	Erection of retail supermarket with ancillary restaurant, car parking, servicing, petrol station. - Crindau Gas Works - Sainsbury's	10,347m ²
09/0598	Erection of retail foodstore (revision) - Dumfries Place - Lidl UK	0.89 hectares
09/0491	Retail development- 1 unit with servicing and car parking areas. - 20 Caerleon Road - Alburn Retail Ltd	297m ²

APPENDIX B

List of Available Industrial Premises in Newport- April 2010

SQFT	ADDRESS	TENURE	RENT	PRICE	AGENTS
230	Unit 1, 42 Argyle Street	LH	£150 p.w.		*1
340	Unit 3, Bankside Industrial Estate	LH	£280 p.m		NGE
380	Unit 42A, Argyle Street	LH	£200 p.m		*1
400	Former Pirelli, Phoenix Park, Telford Street (14)	LH	£350 p.m		NGE
450	1a Kings Lane	LH	£325 p.m		D&S
484	Unit 15, Felnex, East Bank Road	LH	£3000 p.a.		NCC
484	Unit 16, Felnex, East Bank Road	LH	£3000 p.a.		NCC
560	Unit 11, Enterprise Way	LH	£339.57 p.m		NGE
560	Unit 12, Enterprise Way	LH	£339.57 p.m		NGE
581	Unit 2, 42 Argyle Street	LH	£250 p.m		*1
585	Unit 7, Tredegar House	LH	Upon Application		NCC
600	Former Pirelli, Phoenix Park, Telford Street (14)	LH	£500 p.m		NGE
605	Unit S9, Newport Business Centre	LH	£3,630 p.a		MP
644	Unit S10, Newport Business Centre	LH	£3,864 p.a		MP
787	Workshops, Adelaide Street	LH	£3,000 p.a		NRW
840	Unit on Albany Street	LH	£250 p.m		*1
840	Robbins Lane Studios	LH	£80 p.w		*2
960	Unit 5, Enterprise Way	LH	£612.65 p.m		NGE
970	13A Kelvedon Street	LH	£6000 p.a.		HT
1000	Unit 3, 42 Argyle Street	LH	£2.70 sq/ ft		*1
1000	Unit 41, Enterprise Way	LH	£631.25 p.m		NGE
1000	Former Pirelli, Phoenix Park, Telford Street (14)	LH	£790 p.m		NGE
1000	Unit 10, Evtol Trading Estate, Frederick Street	LH	£6,000 p.a		HT
1000	Unit 42, Enterprise Way	LH	£631.25 p.m		NGE

SQFT	ADDRESS	TENURE	RENT	PRICE	AGENTS
1000	Unit 9, Estuary Court	LH	£6,500 p.a		*3
1000	Leeway Court	LH	Upon Application		HT
1000	Unit 50, Enterprise Way	LH	£631.25 p.m		NGE
1119	Unit 10, Tredegar House	LH	Upon Application		NCC
1147	Wern Industrial Estate	LH	£6,000 p.a.		D & S
1275	Unit 24, Leeway Court	LH	£6,895 p.a.		*3
1275	Unit 10, Leeway Court	LH	£10, 500 p.a.		*3
1400	Unit 18, Estuary Court	LH	£8,280 p.a		*3
1440	22 Exeter Street	LH	£8,766 p.a		HT
1480	Unit 45b, Albany Street	LH	£370 p.m		*1
1710	St. Michaels Court	LH	£14,000 p.a		PC
1716	Unit 3, Crawford Trading Estate	LH	£7,000 p.a		PC
1722	Unit 5, Taverner Trading Estate, Caerleon	LH	£7,700 p.a		LINN
1850	Celtic Business Park * To Be Constucted	LH/ FH	Upon Application		KNF/ KSG
1860	Unit 4, Plover Close * To Be Constructed	LH/ FH	£5.75 sq/ ft	£85 sq/ ft	AK/ LINN
1860	Unit 7, Plover Close * To Be Constructed	LH/ FH	£5.75 sq/ ft	£85 sq/ ft	AK/ LINN
1860	Unit 3, Plover Close * To Be Constructed	LH/ FH	£5.75 sq/ ft	£85 sq/ ft	AK/ LINN
1860	Unit 2, Plover Close * To Be Constructed	LH/ FH	£5.75 sq/ ft	£85 sq/ ft	AK/ LINN
1860	Unit 8, Plover Close * To Be Constructed	LH/ FH	£5.75 sq/ ft	£85 sq/ ft	AK/ LINN
1867	Workshops, Adelaide Street	LH	£8,500 p.a		NRW
2000	Unit 1, 42 Argyle Street	LH	£2.70 sq/ft		*1
2000	Unit 52, Enterprise Way	LH	Upon Application		NCC
2083	47a Marlborough Road	LH/ FH	£6,500 p.a	£85,000	LINN
2100	Unit 5 Plover Close * To Be Constructed	LH/ FH	£5.75 sq/ ft	£85 sq/ ft	AK/ LINN
2260	Unit 19, Maesglas Industrial Estate	LH	£13,000 p.a		KSG/ HT
2260	Unit 17 Maesglas Industrial Estate	LH	£13,000 p.a		KSG/ HT
2260	Unit 18 Maesglas Industrial Estate	LH	£13,000 p.a		KSG/ HT
2349	Former Drumbeat Premises, Usk Way	LH	£9,500 p.a		NPM

SQFT	ADDRESS	TENURE	RENT	PRICE	AGENTS
2494	Unit 106, Queensway Meadows	LH	£15,000 p.a.		ASH
2500	Unit, Portland Street	LH	Upon Application		*4
2524	42 Argyle Street	LH	£2.70 sq/ft		*1
2616	Unit 11 Plover Close * To Be Constructed	LH/ FH	£5.75 sq/ ft	£85 sq/ ft	AK/ LINN
2616	Unit 12 Plover Close * To Be Constructed	LH/ FH	£5.75 sq/ ft	£85 sq/ ft	AK/ LINN
2616	Unit 13 Plover Close * To Be Constructed	LH/ FH	£5.75 sq/ ft	£85 sq/ ft	AK/ LINN
2800	Unit 6 Plover Close * To Be Constructed	LH/ FH	£5.75 sq/ ft	£85 sq/ ft	AK/ LINN
2820	Unit 9 Plover Close * To Be Constructed	LH/ FH	£5.75 sq/ ft	£85 sq/ ft	AK/ LINN
2927	Unit 7, Taverner Trading Estate, Caerleon	LH	£12,500 p.a		LINN
3020	Unit, Portland Street	LH	Upon Application		*4
3060	Unit 1 Plover Close * To Be Constructed	LH/ FH	£5.75 sq/ ft	£85 sq/ ft	AK/ LINN
3400	Unit 31a, Leeway Industrial Estate	LH	£13,600 p.a		HT
3497	Former Roadferry, Usk Way	LH	£35,000 p.a		NPM
3510	Unit 5D, Felnex Industrial Estate	LH	£10,950 p.a		NPM
3590	Unit 9a, Aragon Street	LH	£2.70 sq/ ft		*1
3627	Unit 12a, Maesglas Industrial Estate	LH	£13,500 p.a		PC
3893	Crawford Street	FH		£250,000	LINN
4185	Unit 3a, Kelvedon Street	LH	Upon Application		HT
4281	580 Corporation Road	LH	£25,000 p.a		HT
4305	Unit 10 Plover Close * To Be Constructed	LH/ FH	£5.75 sq/ ft	£85 sq/ ft	AK/ LINN
4335	Unit 4, Felnex Industrial Estate	LH	£12,000 p.a		PC/ LINN
4488	Broad Street	LH	£17,000 p.a		D & S
4667	Tredegar Street	FH		£220,000	*5
5000	181 Cardiff Road * To Be Constructed	LH	£4.75 sq/ ft		DTZ/ PC
5000	Former Pirelli, Phoenix Park, Telford Street (3)	LH	Upon Application		NGE
5000	Leeway Court	LH	Upon Application		HT
5284	Unit 4 Factory Road	LH	£15,000 p.a		LINN
5323	Units 103/ 104, Queensway Meadows	LH	£29,500 p.a		ASH

SQFT	ADDRESS	TENURE	RENT	PRICE	AGENTS
5337	21 Mill Parade	LH	£21,000 p.a		HT
5567	Unit 5, Timberyard Estate, off Usk Way	LH	Upon Application		KSG
5646	Unit 31, Leeway Industrial Estate	LH	£19,750 p.a		HT
6435	Unit 2, Felnex Industrial Estate	LH	£20,500 p.a		PC/ LINN
6511	Kelvedon Street	LH	£26,000 p.a.		NPM
6534	Unit 20, Queensway Meadows	LH	Upon Application		KNF
6546	Unit 16, Queensway Meadows	LH	£26,184 p.a		KNF
6723	Unit 18, Newport Business Centre	LH	£24,000 p.a		MP
6786	School Lane, off Charles Street	LH	£17,000 p.a		D & S
6787	Unit 17, Queensway Meadows	LH	£27,148 p.a.		KNF
7366	Unit 30/ 30a, Leeway Industrial Estate	LH	£27,600 p.a		HT
7399	Former Forest Traffic Signals, Albany Street	LH	£30,000 p.a.		AK
7744	Units G & H, Felnex Industrial Estate	LH	£19,500 p.a.		NPM
7976	Unit 8, Leeway Industrial Estate	LH	£25,000 p.a.		NPM
9469	Former George Ford Building, Crawford Street	LH/ FH	£37,500 p.a.	£450,000	NPM
10000	181 Cardiff Road * To Be Constructed	LH	£4.75 sq/ft		DTZ/ PC
10300	Unit 2, Leeway Industrial Estate	LH	Upon Application		HT
10457	2A Adelaide Street	LH	£32,000 p.a.		AK
10481	Unit 6, Leeway Industrial Estate	LH	£3.50 sq/ft		DTZ/ PC
15000	Unit 16c, Leeway Industrial Estate	LH	£6.00 sq/ft		*3
15000	181 Cardiff Road * To Be Constructed	LH	£4.75 sq/ft		DTZ/ PC
15822	Unit 5, Former Stanco Premises, Tregwilym Road	LH	£2.50 sq/ft		DTZ
15880	Venta House, Port Road, Maesglas	LH/ FH	£25,000 p.a	£450,000	PC
16664	Unit 1, Maesglas Industrial Estate	LH	£70,000 p.a.		HT/ LINN
18824	Unit 4, Former Stanco Premises, Tregwilym Road	LH	£2.50 sq/ft		DTZ
20909	Rear Yard, Newport Business Centre	LH	£15,000 p.a.		MP
25945	Unit 1 Nash Mead, Queensway Meadows	LH	£91,000 p.a		KSG
35000	17 Shed, Port of Newport	LH	£3 sq ft		ABP

SQFT	ADDRESS	TENURE	RENT	PRICE	AGENTS
40000	3 Shed, Port of Newport	LH	£3 sq/ ft		ABP
42409	Langland Way	LH/ FH	Upon Application		AT/ PC
46174	Front Yard, Newport Business Centre	LH	£30,000 p.a.		MP
52000	New Venture Buildings, Reevesland Ind' Estate	LH	£3.25 sq/ft		KNF
103000	IP3 (former LG Electronics), Imperial Park	LH	£4.50 sq/ft		KSG/ *8
116128	Celtic Business Park * To Be Constructed	LH/ FH	Upon Application	Upon App	KNF/ KSG
118000	New Venture Buildings, Reevesland Ind' Estate	LH	£3.25 sq/ ft		KNF
255000	IP4 (former LG Electronics), Imperial Park	LH	£4.50 sq/ft		KSG/ *8

1 Argyle Developments 07767 694598
2 Janet Martin 01633 264581
3 Simon Williams 01633 271000
4 Lynne or Paul Taylor 01633 251841
5 RA Stokes 01633 265118
6 Marcus Rooke 07733 260897

7. National Deposit 01179 809306
8. Curzon Properties 02920 457457

APPENDIX C

List of Available Office Premises in Newport- April 2010

SQFT	ADDRESS	TENURE	RENT	PRICE	AGENTS
78	Office 10, Second Floor, Newport Market	LH	£12 p.w.		NCC
80	Office 14a, Centre for Business, Devon Place	LH	£280 p.m.		NGE
86	S1 Suite, Tregleath House, 1 Serpentine Road	LH	Upon Application		HT
87	149 Chepstow Road	LH	£4 sq/ft		HT
88	Office 14, First Floor, Newport Market	LH	£14 p.w		NCC
102	Office 13, First Floor, Newport Market	LH	£23.50 p.w.		NCC
104	Office 13, Second Floor, Newport Market	LH	£16 p.w.		NCC
110	Unit 16, Leeway	LH	£211.54 p.m		*1
112	Office 6, Orion Suite, Enterprise Way	LH	£299.00 p.m.		NGE
115	Unit 16, Leeway	LH	£221.15 p.m.		*1
119	Office 9, First Floor, Newport Market, High Street	LH	£18 p.w		NCC
120	Unit 16, Leeway	LH	£230.77 p.m		*1
120	Office 6, First Floor, Newport Market, High Street	LH	£18 p.w.		NCC
123	King Building, 89 Lower Dock Street	LH	Upon Application		HT
125	Unit 16, Leeway	LH	£240.38 p.m		*1
126	Office 12, Centre for Business, Devon Place	LH	£398.00 p.m		NGE
127	Office 20, Centre for Business, Devon Place	LH	£399.00 p.m		NGE
127	Office 14b, Centre for Business, Devon Place	LH	£399.00 p.m.		NGE
132	149 Chepstow Road	LH	£4 sq/ft		HT
138	Office 25, Third Floor, Newport Market	LH	£21 p.w		NCC
148	Office 5, First Floor, Newport Market, High Street	LH	£23 p.w		NCC
154	Office 24, Third Floor, Newport Market	LH	£24 p.w		NCC
155	F-3, Main House First Floor, Beechwood House	LH	Upon Application		*2
164	S2 Suite, Tregleath House, Serpentine Road	LH	Upon Application		HT

SQFT	ADDRESS	TENURE	RENT	PRICE	AGENTS
166	Office 16, Third Floor, Newport Market	LH	£25.00 p.w		NCC
169	Office 2, Second Floor, Newport Market	LH	£26.00 p.w		NCC
175	S-3 Stable Block, Ground Floor, Beechwood House	LH	Upon Application		*2
175	Office 14, Second Floor, Newport Market	LH	£27.00 p.w		NCC
176	17 Malpas Court, The Old Bank House	LH	£300 p.m		*3
180	Unit 16, Leeway	LH	£346.15 p.m		*1
182	F-2 Main House, First Floor, Beechwood House	LH	Upon Application		*2
183	S-5 Stable Block, Ground Floor, Beechwood House	LH	Upon Application		*2
185	F-14, Main House, First Floor, Beechwood House	LH	Upon Application		*2
185	S-4 Stable Block, First Floor, Beechwood House	LH	Upon Application		*2
185	S-6 Stable Block, First Floor, Beechwood House	LH	Upon Application		*2
186	F1 Main House, First Floor, Beechwood House	LH	Upon Application		*2
190	Office 20, Third Floor, Newport Market	LH	£29.00 p.w		NCC
190	Unit 16, Leeway	LH	£365.38 p.m		*1
193	Suite 1, Primrose House, 34 Godfrey Road	LH	Upon Application		*4
195	Office 21, Orion Suite, Enterprise Way	LH	£526.25		NGE
196	Suite 2, Primrose House, 34 Godfrey Road	LH	Upon Application		*4
200	Merlin House, Langstone Business Park	LH	£250 p.m		DTZ
200	Office 19, Third Floor, Newport Market	LH	£31 p.w		NCC
201	Office 5, Second Floor, Newport Market	LH	£36 p.w		NCC
202	Office 6, Second Floor, Newport Market	LH	£23 p.w		NCC
208	Office 12, Second Floor, Newport Market, High Street	LH	£32 p.w		NCC
211	Office 11, Second Floor, Newport Market, High Street	LH	£32 p.w		NCC
211	F-15 Main House, First Floor, Beechwood House	LH	Upon Application		*2
212	S3 Suite, Tregleath House, Serpentine Road	LH	Upon Application		HT
214	Office 21, Third Floor, Newport Market	LH	£33.00 p.w		NCC
216	Office 7, Second Floor, Newport Market	LH	£33.00 p.w		NCC
217	Unit 18, Orion Suite, Enterprise Way	LH	£579.00 p.m		NGE

SQFT	ADDRESS	TENURE	RENT	PRICE	AGENTS
217	Office 3, Second Floor, Newport Market	LH	£26.63 p.w		NCC
229	17 Gold Tops	LH	£6,500 p.a.		LINN
234	F-8 Main House, First Floor, Beechwood House	LH	Upon Application		*2
235	Unit 16, Leeway	LH	£451.92 p.m		*1
257	15 Park Square	LH	£5,200 p.a		NPM
270	Unit 30, Orion Suite, Enterprise Way	LH	£699.00 p.m		NGE
274	S-8 Stable Block, First Floor, Beechwood House	LH	Upon Application		*2
282	S-7 Stable Block, Ground Floor, Beechwood House	LH	Upon Application		*2
296	F-10 Main House, First Floor, Beechwood House	LH	Upon Application		*2
305	Office 1, Centre for Business, Devon Place	LH	£799.00 p.m		NGE
312	F-13 Main House, First Floor, Beechwood House	LH	Upon Application		*2
316	G-2 Main House, Ground Floor, Beechwood House	LH	Upon Application		*2
330	Unit 16, Leeway	LH	£634.62 p.m		*1
341	S1 Stable Block, Ground Floor, Beechwood House	LH	Upon Application		*2
343	Office 4, Centre for Business, Devon Place	LH	£860.00 p.m		NGE
345	Suite 8, First Floor, Shirehall, Pentonville	LH	£3,500 p.a.		LINN
347	Office 9, Centre for Business, Devon Place	LH	£870.00 p.m		NGE
347	Office 11, Centre for Business, Devon Place	LH	£870.00 p.m		NGE
347	Office 13, Centre for Business, Devon Place	LH	£870.00 p.m		NGE
357	Office 18, Third Floor, Newport Market	LH	£55 p.w		NCC
371	9A St Woolos Place	FH		£40,000	LINN
386	Room 11, Malpas Court	LH	£8.00 sq/ft		NCC
393	S-2 Stable Block, First Floor, Beechwood House	LH	Upon Application		*2
405	F-7 Main House, First Floor, Beechwood House	LH	Upon Application		*2
412	F-9 Main House, First Floor, Beechwood House	LH	Upon Application		*2
412	G-4 Main House, Ground Floor, Beechwood House	LH	Upon Application		*2
417	Office 22, Third Floor, Newport Market	LH	£64.00 p.w		NCC
424	Office 29, Orion Suite, Enterprise Way	LH	£889.58 p.m		NGE

SQFT	ADDRESS	TENURE	RENT	PRICE	AGENTS
435	Room 10, Malpas Court	LH	£8.00 sq/ft		NCC
462	Suite 6, First Floor, Shirehall, Pentonville	LH	£5,000 p.a		LINN
463	Suite 15, Second Floor, Shirehall, Pentonville	LH	£4,750 p.a		LINN
494	Suite 1, Ground Floor, Shirehall, Pentonville	LH	£5,000 p.a		LINN
500	65 Marlborough Road, Ground Floor	LH	£5 sq/ft		*5
517	Suite 14, Second Floor, Shirehall, Pentonville	LH	£5,500 p.a		LINN
524	Suite 4, Ground Floor, Shirehall, Pentonville	LH	£5,250 p.a		LINN
530	F1 Suite, Tregleath House, 1 Serpentine Road	LH	Upon Application		HT
551	Suite 7, First Floor, Shirehall, Pentonville	LH	£5,500 p.a		LINN
568	Suite 11, Second Floor, Shirehall, Pentonville	LH	£5,750 p.a		LINN
580	Suite 9, First Floor, Shirehall, Pentonville	LH	£6,000 p.a		LINN
583	15 Church Road	LH	£7,000 p.a		D&S
584	G-3 Main House, Ground Floor, Beechwood House	LH	Upon Application		*2
588	Suite 3, Ground Floor, Shirehall, Pentonville	LH	£6,000 p.a		LINN
600	Suite 31, Phase 2, Imperial House, Imperial Park	LH	£14 sq/ft		KSG/ WAG
600	Suite 32, Phase 2, Imperial House, Imperial Park	LH	£14 sq/ft		KSG/ WAG
600	Suite 27, Phase 2, Imperial House, Imperial Park	LH	£14 sq/ft		KSG/ WAG
600	Suite 28, Phase 2, Imperial House, Imperial Park	LH	£14 sq/ft		KSG/ WAG
600	Suite 30, Phase 2, Imperial House, Imperial Park	LH	£14 sq/ft		KSG/ WAG
612	Suite 41, Phase 2, Imperial House, Imperial Park	LH	£14 sq/ft		KSG/ WAG
612	Suite 40, Phase 2, Imperial House, Imperial Park	LH	£14 sq/ft		KSG/ WAG
612	Suite 42, Phase 2, Imperial House, Imperial Park	LH	£14 sq/ft		KSG/ WAG
612	Suite 43, Phase 2, Imperial House, Imperial Park	LH	£14 sq/ft		KSG/ WAG
613	Suite 44, Phase 2, Imperial House, Imperial Park	LH	£14 sq/ft		KSG/ WAG
613	Suite 45, Phase 2, Imperial House, Imperial Park	LH	£14 sq/ft		KSG/ WAG
613	Suite 46, Phase 2, Imperial House, Imperial Park	LH	£14 sq/ft		KSG/ WAG
616	Suite 20, Phase 2, Imperial House, Imperial Park	LH	£14 sq/ft		KSG/ WAG
616	Suite 21, Phase 2, Imperial House, Imperial Park	LH	£14 sq/ft		KSG/ WAG

SQFT	ADDRESS	TENURE	RENT	PRICE	AGENTS
622	444 Corporation Road	LH	£6,000 p.a		HT
650	Suite 39, Imperial House, Imperial Park	LH	£14 sq/ft		KSG/ WAG
650	Suite 38, Imperial House, Imperial Park	LH	£14 sq/ft		KSG/ WAG
650	Suite 56, Imperial House, Imperial Park	LH	£14 sq/ft		KSG/ WAG
650	Suite 37, Imperial House, Imperial Park	LH	£14 sq/ft		KSG/ WAG
650	Suite 55, Imperial House, Imperial Park	LH	£14 sq/ft		KSG/ WAG
650	Suite 36, Imperial House, Imperial Park	LH	£14 sq/ft		KSG/ WAG
650	Suite 54, Imperial House, Imperial Park	LH	£14 sq/ft		KSG/ WAG
657	Suite 12, Second Floor, Shirehall, Pentonville	LH	£6,750 p.a		LINN
667	Suite 13, Second Floor, Shirehall, Pentonville	LH	£6,750 p.a		LINN
676	Suite 2, Ground Floor, Shirehall , Pentonville	LH	£6,750 p.a		LINN
678	First Floor Office Suite, 39/ 40 High Street	LH	£4,500 p.a		EMJ
680	Unit 7 and 8, Tredegar Chambers	LH	£11 sq/ ft		PC/ LINN
685	Suite 10, First Floor, Shirehall, Pentonville	LH	£7,000 p.a		LINN
700	First Floor, 65 Marlborough Road	LH	£5 sq/ ft		*5
706	44 High Street	LH	Upon Application		PC
757	Suite 8, Imperial House, Imperial Park	LH	£14 sq/ft		KSG/ WAG
757	Suite 7, Imperial House, Imperial Park	LH	£14 sq/ft		KSG/ WAG
757	Suite 6, Imperial House, Imperial Park	LH	£14 sq/ft		KSG/ WAG
757	Suite 5, Imperial House, Imperial Park	LH	£14 sq/ft		KSG/ WAG
765	125 Lower Dock Street	LH	£6,000 p.a.		NPM
776	Suite 5, First Floor, Shirehall, Pentonville	LH	£8,000 p.a		LINN
800	Suite 4, Imperial House, Imperial Park	LH	£14 sq/ft		KSG/ WAG
800	35 Stow Park Circle	LH	£14 sq/ft		*6
828	25 Railway Street	LH	£13,500 p.a		PC
875	Part of 3 rd Floor, Clarence House	LH	£12 sq/ft		HT
880	Suite 12, Imperial House, Imperial Park	LH	£14 sq/ ft		KSG/ WAG
900	Albany Street	LH	£2.70 sq/ft		*7

SQFT	ADDRESS	TENURE	RENT	PRICE	AGENTS
1010	Suite 52, Imperial House, Imperial Park	LH	£14 sq/ft		KSG/ WAG
1010	Suite 50, Imperial House, Imperial Park	LH	£14 sq/ft		KSG/ WAG
1010	Suite 51, Imperial House, Imperial Park	LH	£14 sq/ft		KSG / WAG
1016	First Floor Offices, 149 Chepstow Road	LH	£4 sq/ft		HT
1046	7 West Market Street	FH		£130,000	NPM
1050	5 North Street	LH	£15,000 p.a.		HT
1080	Offices Adelaide Street	LH	£6,000 p.a		NRW
1092	76-81 Bridge Street, Tredegar Chambers	LH	£11,000 p.a		D&S
1100	Alexandra House, Evtol Industrial Estate	LH	£8,000 p.a		D&S
1130	25 Bridge Street	LH	£18,000 p.a		NPM
1200	Ground and First Floor, 65 Marlborough Road	LH	£5 sq/ ft		*5
1323	Ground Floor, 1 and 2 Gold Tops	LH	£12.50 sq/ft		HT
1539	First Floor, 18A Gold Tops	LH	Upon Application		LSH
1380	Second Floor Offices, The Old Drill Hall, 58 Lower Dock Street	LH	£8,500 p.a.		NPM
1423	21 Bridge Street	LH	£25,000 p.a		LINN
1593	Unit 3, 149-151 Commercial Street	LH	£35,000 p.a		HT
1600	Caradog House. Cleppa Park	LH	Quoting £5 sq/ft		C&A/ KSG
1604	Unit 6, Willow House, Hazell Drive	LH	£14 sq/ft		*8
1680	Unit 45, Aragon Street	LH	£500 p.m		*6
1721	Upper Floor Offices, 128 Lower Dock Street	LH	£12,000 p.a		NPM
1816	34 Godfrey Road	FH		£299,999	GRI
1837	33 Godfrey Road	LH	£25,000 p.a.		HT
1880	38 Chepstow Road	LH	£15,000 p.a		HT
1909	New House, Corporation Road	LH/ FH	£20,000	Upon App	LINN
1984	Unit 7, Waterside Court	LH	£16,500 p.a		LINN
1985	2 Park Square	LH	£24,000 p.a		LINN
2000	Part of Unit 5, Wye House, 24 Severn, Langstone BP	LH/ FH	£13.50 sq/ ft	£150 sq/ ft	KSG/ AK

SQFT	ADDRESS	TENURE	RENT	PRICE	AGENTS
2000	218 Stow Hill,	LH	Upon Application		HT
2076	Unit 11, Waterside Court	LH	£11,680 p.a		HT
2100	89 Lower Dock Street	LH	£25,000 p.a		HT
2105	15 Gold Tops	LH/ FH	Upon Application	£320,000	HT
2309	Part of Floor 14, Chartist Tower	LH	Upon Application		HT
2500	Unit 4, The Courtyard, Imperial Park	LH	£12.50 sq/ft		KSG/ WAG
2500	Unit 5, Imperial Courtyard	LH	Upon Application		KSG
2558	4 Gold Tops	LH/ FH	£13.50 sq/ft	£400,000	FLM
2690	Galahad House, Langstone Business Park	LH	Upon Application		DTZ/ FLM
2773	Unit 5003/ 04, Oak House, Celtic Springs Business Park	LH/ FH	£14.50 sq/ft	£160 sq/ft	LINN
2818	King Building, 89 Lower Dock Street	LH	£28,000		HT
2850	12 Gold Tops	LH	Upon Application		HT
2974	Nelson House, Langstone Business Park	LH	£12.50 sq/ft		PC/ KNF
3000	Part of the 10 th Floor, Clarence House	LH	Upon Application		LSH
3131	Nelson House, Langstone Business Park	LH/ FH	£12.50 sq/ft	Upon App	PC/ KNF
3272	First Floor, Vaughan House, Celtic Springs	LH	Upon Application		HT
3356	Part of Floor 13, Chartist Tower	LH	Upon Application		HT
3434	Monmouth House, Bassaleg Road	LH/ FH	£40,000 p.a	£495,000	NPM
3484	Unit 5003/ 04, Oak House, Celtic Springs	LH/ FH	£14.50 sq/ft	£160 sq/ft	LINN
3600	Concourse Offices, Clarence House	LH	£11.50 sq/ ft		HT
3845	Ground Floor, Unit 4, Teme House, 24 Severn, Langstone Business Park	LH/FH	£13.50 sq/ft	£150 sq/ft	KSG/ AK
3845	First Floor, Unit 4, Teme House, 24 Severn, Langstone Business Park	LH/ FH	£13.50 sq/ft	£150 sq/ ft	KSG/ AK
4000	Merlin House, Langstone Business Park	LH	£250 p.m		DTZ
4000	Floor 12, Chartist Tower	LH	Upon Application		HT
4000	Floor 11, Chartist Tower	LH	Upon Application		HT
4000	Floor 10, Chartist Tower	LH	Upon Application		HT
4000	Floor 9, Chartist Tower	LH	Upon Application		HT

SQFT	ADDRESS	TENURE	RENT	PRICE	AGENTS
4000	Floor 8, Chartist Tower	LH	Upon Application		HT
4000	Floor 6, Chartist Tower	LH	Upon Application		HT
4099	Unit 5003/04, Oak House, Celtic Springs	LH/ FH	£14.50 sq/ft	£160 sq/ft	LINN
4120	Unit 5/ 6, Waterside Court	LH	£37,000 p.a		LINN
4435	Bannatyne Leisure Site, Usk Way	LH/ FH	Upon Application		*9
4667	Tredegar Street	FH		£220,000	*10
4808	Caradog House, Cleppa Park	LH	£5 sq/ft		C&A/ KSG
4828	Unit 5003/4, Oak House, Celtic Springs Business Park	LH/ FH	£14.50 sq/ft	£160 sq/ ft	LINN
4997	Cambrian House, St. Johns Road	FH		£425,000	LINN
5000	CS5000 Celtic Springs Business Park	LH/ FH	£15.50 sq/ ft		KNF
5000	Unit 2, The Courtyard, Imperial Park	LH	£12.50 sq/ ft		KSG/ WAG
5053	Palace House, Stow Hill, ST. Woolos	LH/ FH	Upon Application	Upon App	HT/ LINN
5200	Usk House, George Street	LH/ FH	£14.50 sq/ ft	Upon App	DTZ
5276	Regency Chambers, 20 Bridge Street	LH	£55,000 p.a		LINN
5380	Galahad House, Langstone Business Park	LH	Upon Application		DTZ/ FLM
5504	Excalibur House, Langstone Business Park	LH	Upon Application		DTZ/ FLM
5646	Raleigh House, Langstone Business Park	LH	Upon Application		PC
5902	Ground Floor, Unit 5, Wye House, 24 Severn, Langstone Business Park	LH/ FH	£13.50 sq/ft	£150 sq/ft	KSG/ AK
5646	Raleigh House, Langstone Business Park	LH	Upon Application		PC
5902	Ground Floor, Unit 5, Wye House, 24 Severn, Langstone Business Park	LH/ FH	£13.50 sq/ ft	£150 sq/ft	KSG/ AK
5902	First Floor, Unit 5, Wye House, 24 Severn, Langstone Business Park	LH/ FH	£13.50 sq/ft	£150 sq/ft	KSG/ AK
6000	Office Development, Leeway Industrial Estate *TBC	LH	£15 sq/ ft		HT
6100	Livingstone House, Langstone Business Park	LH	£72,830 p.a		KNF
6105	Nelson House, Langstone Business Park	LH/ FH	£12.50 sq/ft		PC/ KNF
6400	103 Alexandra Road, Pillgwenlly	FH		£350,000	D&S
7000	CS 5005, Celtic Springs Business Park * TBC	LH	Upon Application		HT

SQFT	ADDRESS	TENURE	RENT	PRICE	AGENTS
7000	CS 5006, Celtic Springs Business Park * TBC	LH	Upon Application		HT
7399	Former Forest Traffic Signals, Albany Street	LH	£30,000p.a.		AK
7690	Unit 4, Teme House, 24 Severn, Langstone Business Park	LH/ FH	£13.50 sq/ ft	£150 sq/ ft	KSG/ AK
7849	10 th Floor, Clarence House	LH	Upon Application		LSH
8000	Basement, Victoria House, Corporation Road	LH	£20,000 p.a		HT
8250	5 th Floor, Clarence House	LH	£12.50 sq/ft		HT
10000	3 rd Floor, Victoria House, 138/ 140 Corporation Road	LH	£12 sq/ ft		HT/ KSG
10415	Usk House, George Street	LH/ FH	£14.50 sq/ft	Upon Application	DTZ
11596	Excalibur House, Langstone Business Park	LH	Upon Application		DTZ/ FLM
11600	CS 3000, Celtic Springs Business Park	LH/ FH	£15.50 sq/ ft	Upon Application	KNF/ HT
11804	Unit 5, Wye House, 24 Severn, Langstone Business Park	LH/ FH	£13.50 sq/ ft	£150 sq/ ft	KSG/ AK
15184	Unit 03/ 04, Oak House, Celtic Springs	LH/ FH	£14.50 sq/ft	£160 sq/ft	LINN
15525	Usk House, George Street	LH/ FH	£14.50 sq/ft	Upon Application	DTZ
18000	Office Development, Leeway Industrial Estate *TBC	LH	£15 sq/ ft		HT
21000	Q2, Imperial Park	LH	Upon Application		LSH/ FM
23000	CS 3000, Celtic Springs Business Park	LH/ FH	£15.50 sq/ ft	Upon App	KNF/ HT
23484	The Orb Building, Lower Dock Street	LH	Upon Application		GRI
29665	Floors 6- 14, Chartist Tower	LH	Upon Application		HT
35000	CS 3000 Celtic Springs Business Park	LH/ FH	£15.50 sq/ ft	Upon Application	KNF/ HT

* To Be Constructed (TBC)

1 Storage Giant	01633 271000
2 Robert Chapman	02920 553108
3 Nigel Davies	01633 850051
4 Primrose Investments	01633 225426
5 A W J Daniels	01633 211761
6 Sian Williams	01633 250100

7 Argyle Developments Ltd	07767 694598
8 Savills	01179 102200
9 Paul Miller & Co	02071 939864
10 R A Stokes	01633 265118

**APPENDIX D
ESTATE AND COMMERCIAL PROPERTY AGENTS**

Agent	Agent Name	Address	Telephone Number	Agent	Agent Name	Address	Telephone Number
ABP	Associated British Ports	Queen Alexandra House, Cargo Road, Cardiff Docks, Cardiff, CF10 4LY	029 2040 0536	HMY	Hirons Morgan & Yapp	8 St Andrew's Crescent, Cardiff, CF10 3DD	029 2038 8988
AK	Alder King	Windsor House, Windsor Lane, Cardiff, CF10 3DE	029 2022 0000	HT	Hutchings & Thomas	10 Gold Tops, Newport, NP20 4PH	01633 214444
ASH	Ashtenne	1st Floor, 8 Village Way, Greenmeadow Springs, Coryton, Cardiff CF15 7NE	029 2054 3570	KSG	King Sturge	Haywood House, Dumfries Place, Cardiff, CF10 3UE	029 2022 7666
AT	Atisreal	Haywood House North, Dumfries Place, Cardiff CF10 3GA	029 2064 0111	KNF	Knight Frank	Emperor House, Scott Harbour, Pierhead Street, Cardiff, CF10 4PH	029 2049 2492
BD	Burnett Davies	21 Penline Road, Whitchurch, Cardiff, CF14 2AA	029 2062 1162	LINN	Linnell's Property Consultants	17 Gold Tops, Newport, NP20 4PH	01633 212266
BV	Bridgevale Properties	50/50a High Street, Cowbridge, Vale of Glamorgan, CF71 7AH	01446 771388	LSH	Lambert Smith Hampton	Longcross Court, 47 Newport Road, Cardiff, CF24 0AD	029 2049 0499
C&A	Cooke & Arkwright	7/8 Windsor Place, Cardiff, CF10 3SX	029 2034 6346	MEM	Mansfield Elstob Main	Embassy House, Queens Avenue, Bristol, BS8 1SB	0117 910 2211
D&S	Davis & Sons	20 Cambrian Road, Newport, NP20 4AB	01633 243515	MP	Middleton Perry	Castle View, Cwm Drive, Dinas Powys, Vale of Glamorgan, CF64 4HL	029 2051 5854
DTZ	Debenham Thorpe	Marchmount House, Dumfries Place, Cardiff, CF10 2RJ	029 2039 8182	NCC	Newport City Council	Civic Centre, Newport, NP20 4UR	01633 232529
EMJ	Emanuel Jones	6 Ty-Nant Court, Morganstown, Cardiff, CF15 8LW	029 2081 1581	NGE	Newport & Gwent Enterprise	Enterprise Way, Newport, NP20 2AQ	01633 254041
FLM	Fletcher Morgan	25 Park Place, Cardiff CF10 3BA	029 2037 8921	NPM	Nuttall Parker Morgan	76 Bridge Street, Newport, NP20 4AQ	01633 253376
G&C	Graham & Co	86/87 Commercial Street, Newport, NP20 1LS	01633 254825	NRW	Newland Rennie Wilkins	68 Bridge Street, Newport, NP20 4BP	01633 221441
GEV	Gerald Eve	32 Windsor Place, Cardiff, CF10 3BZ	029 2038 8044	PC	Parrys Commercial	Wentwood House, Langstone Business Village, NP18 2LH	01633 508508
GRI	GVA Grimley	One Kingsway, Cardiff, CF10 3AN	0870 900 8990	STA	Stephenson & Alexander	5 High Street, Cardiff, CF10 1PZ	029 2034 0244
HALE	EJ Hales & Son	28 Windsor Place, Cardiff, CF10 3SG	029 2037 8844	STED	Stedman	Unit 19, Star Trading Estate, Ponthir Road, Caerleon, Newport, NP18 1PQ	01633 422004
H&B	Healey & Baker	29 George Street, Hanover Square, London, W1A 4EG	020 7629 9292	STH	Steep Holm	2 Park Court Mews, Park Place, Cardiff, CF10 3DQ	029 2064 4640
				WAG	Welsh Assembly Government	QED Centre, Main Avenue Treforest Estate, Pontypridd, CF37 5YR	01443 845591

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