



**WAREHOUSING TO LET**  
**MCI Business Park**  
**Newtown Industrial Estate**  
**CROSSKEYS, NP11 7PZ**



**6,913.75 sq m (74,419 sq ft)**

**Property Highlights**

- High bay warehousing accommodation
- Fully racked, ready for use
- Minimum eaves height of 7.54m
- Level access loading doors
- External yard space, set within a secure site
- Excellent road links - dual carriageway access to the M4 (Junction 28) via A467

For more information, please contact:

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# WAREHOUSING TO LET

## MCI Business Park

### Newtown Industrial Estate

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### Location

MCI Business Centre is located at Newtown Industrial Estate (**NP11 7PZ**), Crosskeys, 5 miles north west of Junction 28 of the M4 motorway via the A467 dual carriageway.

The estate is accessed via Islwyn Road, which connects to the B4251 and A467 in turn. Newport is located 8 miles to the south east, Cardiff is 18 miles to the south west and the M4/M5 interchange is 28 miles to the east.

### Description

The property is split into 3 buildings as shown on the site plan (overleaf) and is of steel frame construction, with an overclad roof throughout.

Warehouse A (the available accommodation) benefits from 3 level access loading doors, in-suit racking (ready to use for any ingoing tenant) and a clear minimum eaves height of 7.54m. The unit is positioned within a wider shared (secure gated) site.

### Accommodation

The property was measured, in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> edition) to have the following approximate gross internal area (GIA).

Description	Sq M	Sq Ft
Warehouse A (whole)	6,913.75	74,419

Warehouse A further benefits from an (additional) existing mezzanine of 6,156 sq ft.

### Service Charge

Occupiers are to contribute to a proportion of the estate's service charge, for costs incurred in the maintenance and upkeep of the common areas.

### Business Rates

Warehouse A	£98,500
UBR Multiplier (Wales 2019/20):	52.6p

### Tenure

The premises are available by way of a new lease for a term of years to be agreed.

### Quoting Terms

£260,000 per annum.

### Services

We understand that mains services including 3 phase electricity, mains water, drainage and gas are available to the property. Interested parties are advised to make their own enquiries to establish services suitability, connectivity and capacity.

### EPC

C (60)

A full copy of the certificate will be supplied to enquiring parties.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in the transaction.

### VAT

VAT will be charged on all costs.

### Viewing

For further information and to arrange an inspection, please contact:

#### Cushman & Wakefield:

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January 2020



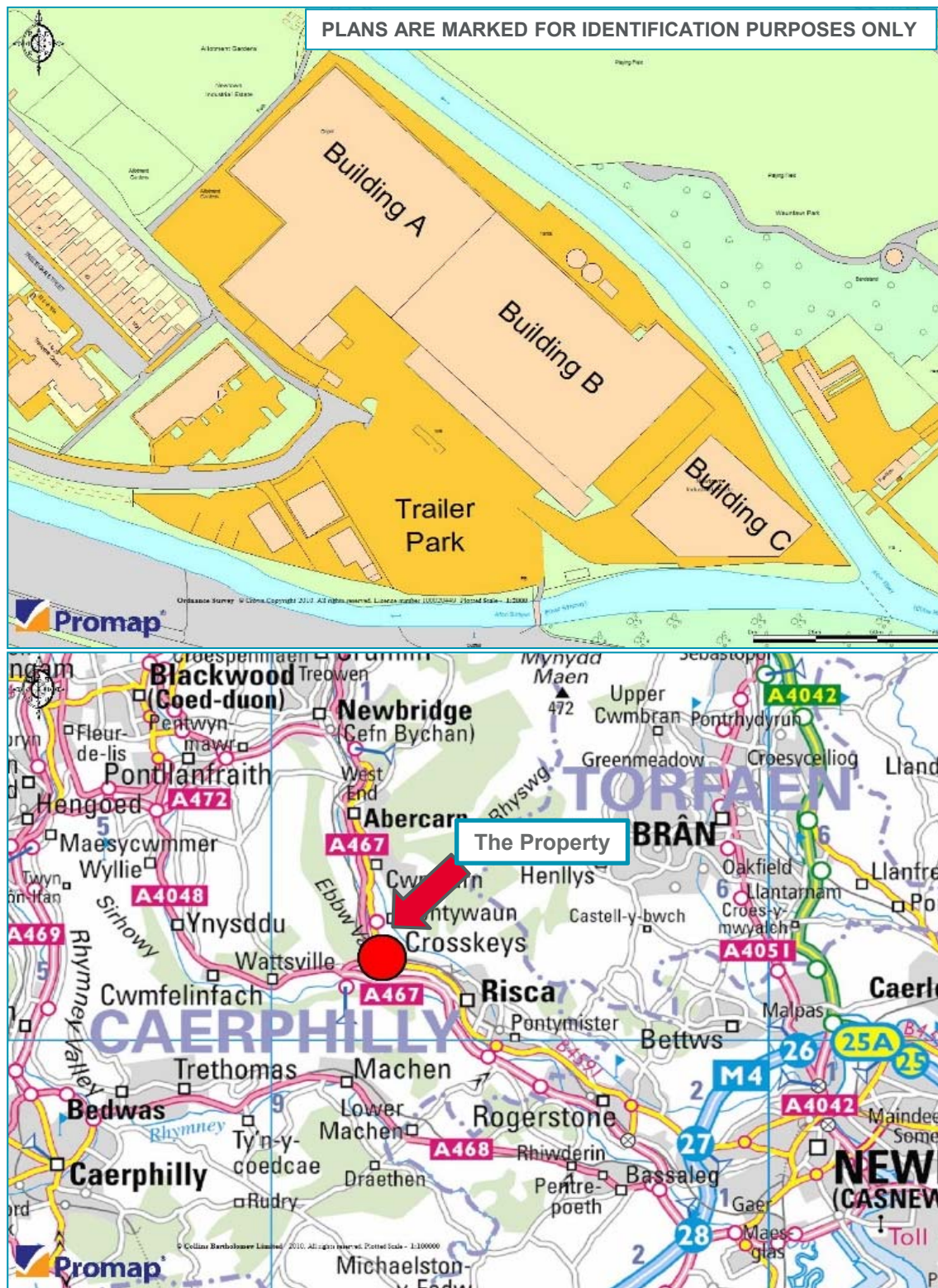


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