

### To Let

# Traston Road, Newport, NP19 4PW



## Open Storage Compound 0.65 hectare (1.62 acres)

#### PROPERTY FEATURES

- Open storage compound
- Perimeter fencing
- · Popular business location
- Suitable for a range of use subject to planning

#### Neil Francis

neil.francis@knightfrank.com

#### **Grace Shackell**

grace.shackell@knightfrank.com

#### **LOCATION**

Traston Road is an established commercial area, located approximately 3 miles to the south east of Newport City Centre (NP19 4PW). The subject site is situated on Traston Road which is close proximity to the established Reevesland Industrial Estate.

Junction 24 of the M4 motorway is approximately 2.5 miles to the north east and accessed via the A48 dual carriageway. Junction 28 is accessed via the SDR to the west.

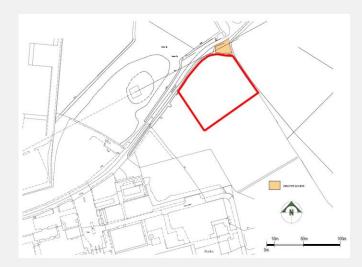


#### DESCRIPTION

This open storage compound offers a level hard standing site benefiting from perimeter fencing.

#### **TENURE**

Available on a new lease.





#### **TERMS**

£32,000 per annum exclusive.

Our client will also consider developing bespoke buildings by way of a pre-sale or pre-let agreement.

#### **SERVICES**

We are informed that electricity and water can be made available at an additional cost to the ingoing tenant.

#### RATEABLE VALUE

To be assessed.

#### **VAT**

VAT will be charged on all costs.

#### **FURTHER DETAILS**

For further details please contact:

#### **NEIL FRANCIS**

029 2049 2492 / 07766 511983 neil.francis.@knightfrank,com

#### **GRACE SHACKELL**

029 2049 2492 / 07469 667111 grace.shackell@knightfrank.com

September 2019 - Subject to Contract

IMPORTANT Notice Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc.: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Photo's dated 02.04.15. Regulations etc.: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number