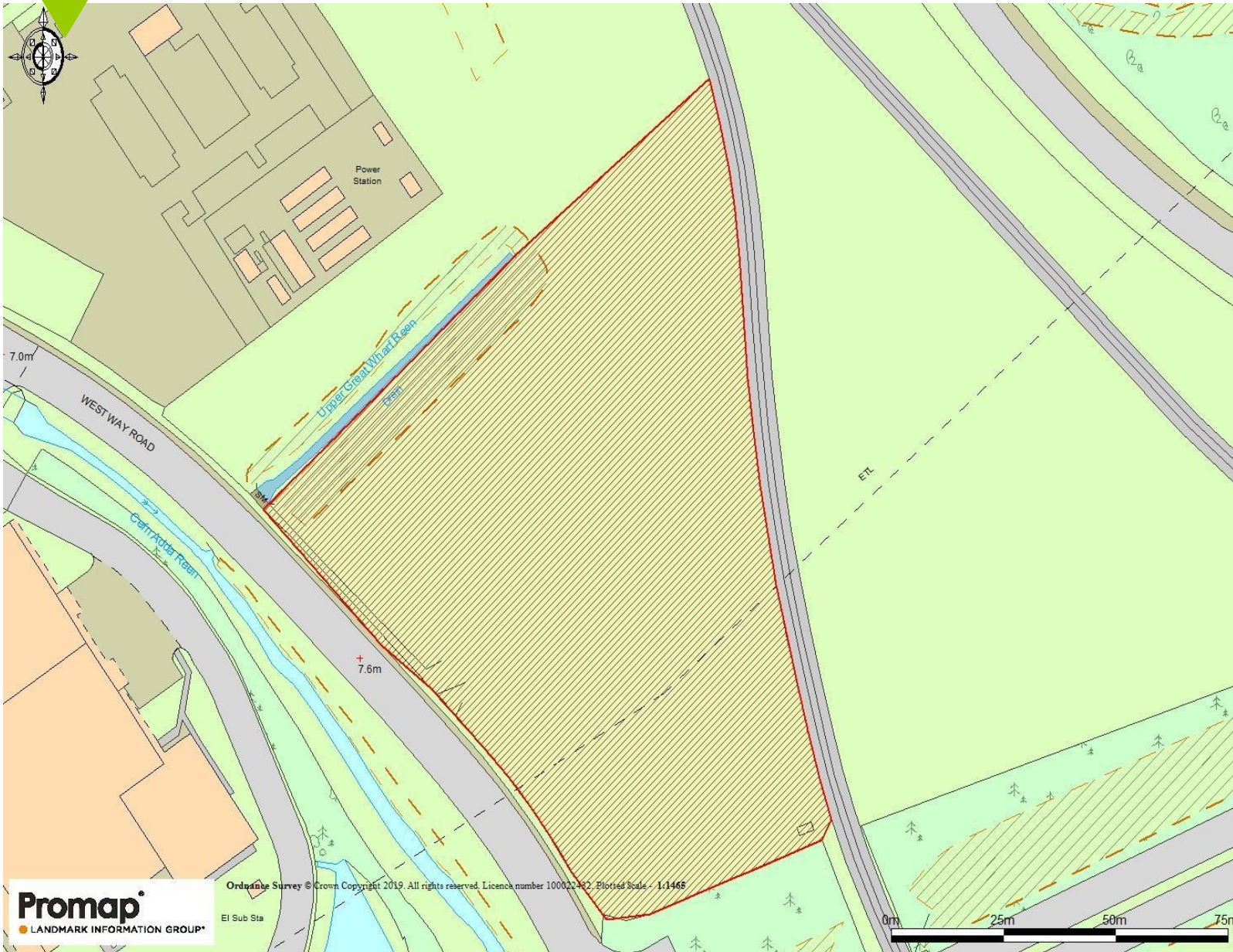


STORAGE SITE TO LET (MAY SELL)

Newport

alder king

PROPERTY CONSULTANTS



STORAGE SITE

**West Way
West Way Road
Newport
NP20 2PQ**

2.9 acres (1.17 hectares)

- Open storage site
- Visible from Southern Distribution Road
- Adjacent to Newport Docks entrance



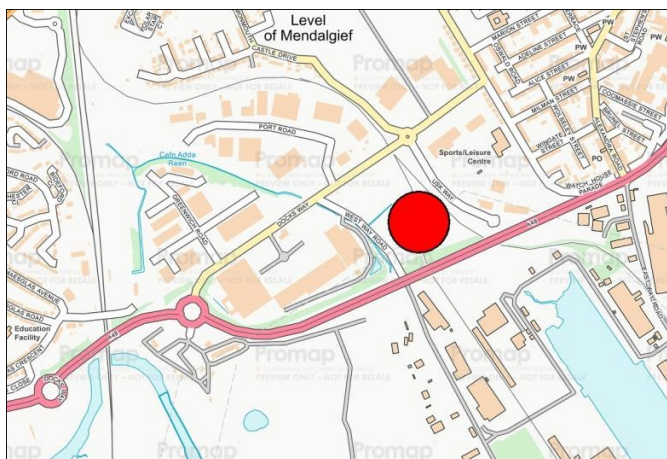
West Way, West Way Road, Newport, NP20 2PQ

Location

The site is situated at the entrance of Newport Docks and is accessed from West Way Road just off the A48.

Junction 28 of the M4 Motorway is approximately 2 miles to the west and accessed via the Southern Distributor Road (SDR).

Newport City Centre is approximately 1.5 miles to the east and is accessed via the B4327.



Description

The site offers a relatively flat site measuring 1.17 hectares (2.9 acres).

Accommodation

Area	Acres	Hectares
Site	2.9	1.17

Services

We are advised that no services are currently connected to the site and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

We understand that the site has planning consent for employment uses but all interested parties should make their own enquiries to the Planning Department of Newport City Council on: 01633 656 656 or : www.newport.gov.uk.

Lease

The accommodation is offered by way of a new full repairing and insuring lease for a term of years to be agreed. Alternatively, consideration will be given to the disposal of the long leasehold interest.

Title

We confirm that we have not had sight of the title documentation for the property and interested parties/their legal advisors should rely on their own investigations.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Rent/Price

Price on application.

Alternatively, a new lease will be considered. Please contact us for further information.

Business Rates

Interested parties should make their own enquiries to Newport City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

alder king

PROPERTY CONSULTANTS

West Way, West Way Road, Newport, NP20 2PQ

VAT

VAT will be applicable on all costs.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Alder King LLP will require any purchaser to provide proof of identity along with any other required documents.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

Alder King Property Consultants

18 Park Place

Cardiff

CF10 3DQ

www.alderking.com

Owen Young

029 2038 1996

oyoung@alderking.com

Alex Kaine

029 2039 1468

akaine@alderking.com

Joint Agent

Knight Frank

Assembly Square

3 Britannia Quay

Cardiff, CF10 4PL

Neil Francis

029 2049 2492

Neil.francis@knightfrank.com

Ref: OY / 59111

Date: July 2019

alder king

PROPERTY CONSULTANTS