

IMAGES TAKEN OCTOBER 2015



To Let

Industrial / Warehouse

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

- 0.486 hectare (1.2 acres)
- Open storage compound
- Industrial / warehouse unit – 230.86 m (2,485 sq ft)
- Perimeter fencing
- 24 hour security

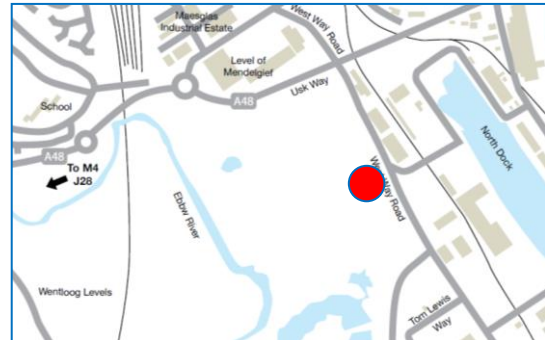
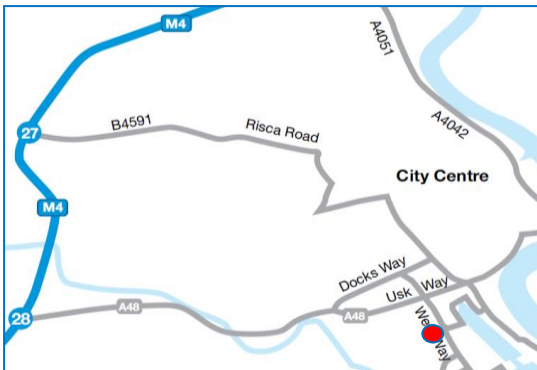
029 2049 2492

Emperor House, Scott Harbour, Pierhead Street, Cardiff, CF10 4PH
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Location

The site is situated within the heart of Newport Docks (NP20 2PQ) and is accessed via the manned West Way Road security entrance.

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.



Tenure

Available on a new lease for a minimum of 3 years.

Rent

£20,000 per annum exclusive.

Rateable Value

To be assessed.

Service Charge

Each tenant will pay a service charge, being a contribution to the costs of maintaining the common areas of the estate and providing on-site security.

VAT

VAT will be charged on all costs.

Viewing / Further Information:

Please contact sole agents Knight Frank:

Neil Francis - 029 2044 0147

Nov 2015

Description

This compound offers a level and regular shaped site that benefits from perimeter fencing.

The site benefits from a steel portal frame industrial/warehouse unit measuring 230.86m (2,485 sq ft). The minimum eaves height is 4.8m.

There are two sliding doors to the front elevation with a width of 4m and height of 4.8m to allow access for larger commercial vehicles.

Services

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

Important Notice

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