



## LANGLAND WAY, REEVESLAND PARK INDUSTRIAL ESTATE, NEWPORT, NP19 4PT

Specialist Warehouse For Sale, May Let

Unique Combination of Frozen, Chill and Ambient Stores

Approximately 3 Miles From Junction 24 of the M4

Self Contained Site of c. 2 Acres

Total Floor Area Approximately 4,103 sq m (44,165 sq ft)

Quoting terms on request



## LOCATION

The City of Newport is located in a prime strategic location close to the border of England and Wales. It benefits from excellent access to the M4 motorway and wider motorway network and provides regular train services to London Paddington. The City has an immediate population of approximately 137,000.

The subject property is located on Reevesland Park Industrial Estate, Newport which is approximately 3 miles from Junction 24 of the M4. Nearby occupiers include Toolstation, JoJo Maman Bebe and Hicks Transport.

## DESCRIPTION

A detached, self-contained chill, freezer and ambient facility. The office accommodation is arranged over three floors with lift access. The property has 3 chillers, 2 cold stores and 2 ambient warehouse areas with 6 dock and 2 level loading doors. Externally there are 53 car parking spaces across two car parks. The site has the benefit of a security hut and a gated entrance.

## PLANNING

We understand that the property benefits from planning consent for industrial use. However, we recommend that interested parties make their own enquiries to the local authority.

## LOCAL AUTHORITY

Newport City Council:  
Tel: 01633 656656

## RATING ASSESSMENT

RATEABLE VALUE: £123,000  
RATES PAYABLE (2018/19): £63,222



Plans are provided for identification purposes only and are not to be relied upon for any other purpose.

## ACCOMMODATION

The property provides the following approximate gross internal areas: -

	Description	Sq Ft	Sq M
Ambient	Dry goods store	7,307	678.85
	Dry goods store 2	4,001	371.66
	Vehicle maintenance	622	57.8
	Product area (first floor)	4,534	421.18
	Plant room	1,178	109.43
Cold Store	Chamber 1 (new)	5,852	543.66
	Chamber 2 (existing)	4,452	413.66
	Goods in	2,389	221.98
	Blast freezer	424	39.39
Chill Store	Chamber 1	1,339	124.39
	Chamber 2	467	43.38
	Chamber 3	591	54.9
Loading Area	Receiving/Despatch	1,937	179.95
Offices	Warehouse office (GF)	441	40.99
	Warehouse office (FF)	441	40.99
	Ground floor	1,807	167.91
	First floor	2,391	222.13
	Second floor	2,391	222.13
	Works office (FF)	1,318	122.49
	Gatehouse	283	26.3
	Total	44,165	4103.17

## TENURE

The unit is offered on a Freehold or Leasehold basis for a new term to be agreed.

## ENERGY PERFORMANCE CERTIFICATE – C64

## VIEWING

Should you require further information or wish to arrange a viewing, please contact:-

STEVE ROBERTS  
01633 740 740  
steve@m4pc.co.uk

DAN SMITH  
01633 740 740  
dan@m4pc.co.uk

Or our joint agent Tom Watkins at Colliers on 0117 917 2028



01633 740 740  
m4pc.co.uk

Beechwood House, Christchurch Road, Newport, NP19 8AJ

M4 Property Consultants (M4PC) (and their joint agents where applicable) for themselves and for the vendors and/or the lessor of this property for whom they act, give notice that: i) These particulars do not constitute, nor constitute any part of, an offer or contract. ii) None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. iii) Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. iv) M4PC will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. vi) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Subject to contract.

M793 Ravensworth 01670 713330