

# Avana

Business Park

**TO LET**

## WERN INDUSTRIAL ESTATE ROGERSTONE • NEWPORT



**Warehouse/  
Workshop Units**

**From 1,000 sq.ft.  
to 148,000 sq.ft**

**Close to A467  
& J.28 M4 Motorway**

## LOCATION

The Avana Business Park, Wern Industrial Estate (NP10 9YB) is located approximately 2.5 miles north west of Newport city centre. The property is situated less than 1.5 miles north of Junction 28 of the M4 Motorway, accessed via the A467 dual carriageway. Rogerstone train station is located less than half a mile north west of the property and provides a regular service direct to Cardiff Central Station.

The Estate includes a mix of industrial, office and other commercial uses. Surrounding estate occupiers include David Wood Baking, Cedric John Transport and Tiny Rebel Brewing Company.

Within the immediate vicinity is the newly developed Jubilee Park (residential), What Stores (Rogerstone), Morrisons and RF Brookes.

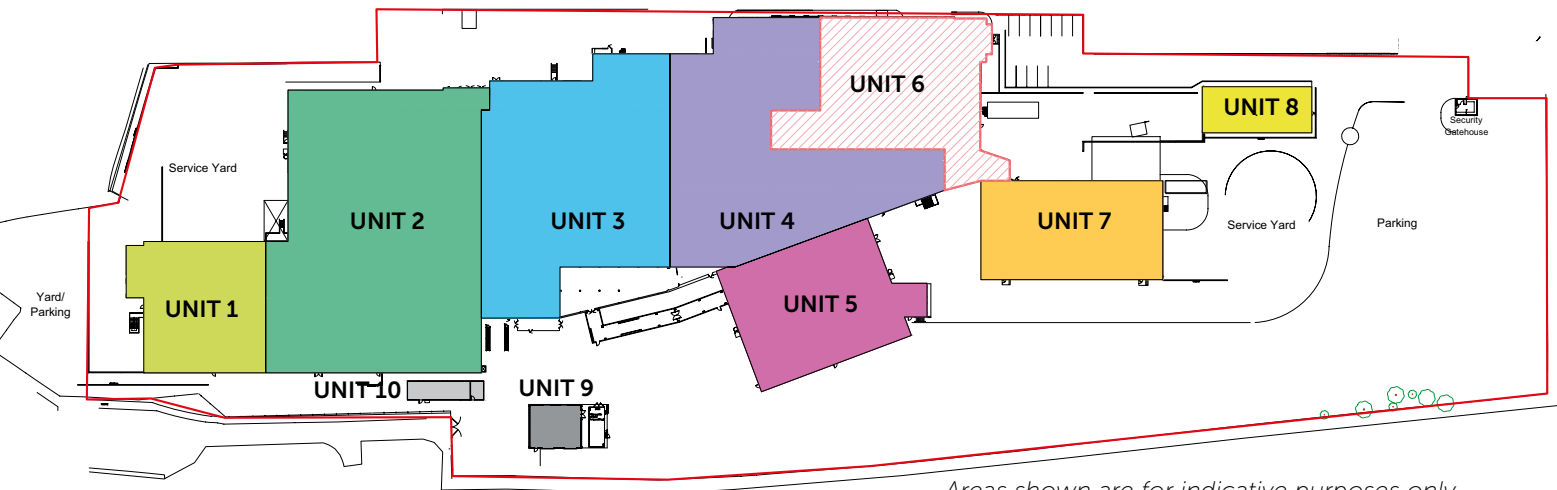


## DESCRIPTION

The site measures 3.72 hectares (9.20 acres) and provides a range of modern industrial units and office accommodation that ranges in size from 861 sq. ft. up to 147,897 sq. ft.

### Specification includes:

- Modern warehouse accommodation
- The building provide a range of eaves height from 4.5m to 10.7m
- High bay warehouse with 2 dock level loading doors and 1 level access loading door
- Dispatch bay and warehouse with 5 dock level doors
- The buildings benefit from 3 phase electricity, gas and water supplies
- Secure fenced site, with a combination of man guarding and monitored security provision 24 hours a day 7 days a week
- Good quality office accommodation available on flexible terms
- Open storage land available



Areas shown are for indicative purposes only.  
The accommodation can be configured to suit bespoke occupier requirements.

## ACCOMMODATION

Unit No.	Description	Size	
		Sq.M.	Sq.Ft
1	Dispatch Area	934	10,054
2	Modern Warehouse	3,191	34,349
3	Workshop	2,261	24,338
4	Workshop	2,198	23,659
5	Modern Warehouse	1,165	12,540

Unit No.	Description	Size	
		Sq.M.	Sq.Ft
6	Workshop + Offices	1,401	15,081
7	High Bay Warehouse	992	10,678
8	Stores/Workshop	271	2,917
9	Small Workshop	128	1,378
10	Small Workshop	80	861
11	First Floor Office	1,119	12,045

## RATING

Rateable Value (2017): £222,000

Tenants will be expected to contribute towards a proportion of the estate business rates based on the amount of space occupied.

## ON-SITE SECURITY

Avana Business Park offers a secure environment and is security monitored 24 hours a day 7 days a week.

## SERVICES

All mains services are available to the property. Occupiers are advised to make their own enquiries to establish suitability and capacity.

## ESTATE SERVICE CHARGE

All tenants make additional estate service charge contributions towards the provision of security and maintenance of the common areas of the estate.

## TERMS

The units are available on new full repairing and insuring leases, for a term of years to be agreed. Furthermore, the landlord may also consider flexible leasing arrangements – contact the agents for further information.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance certificate rating of 'C – 74'



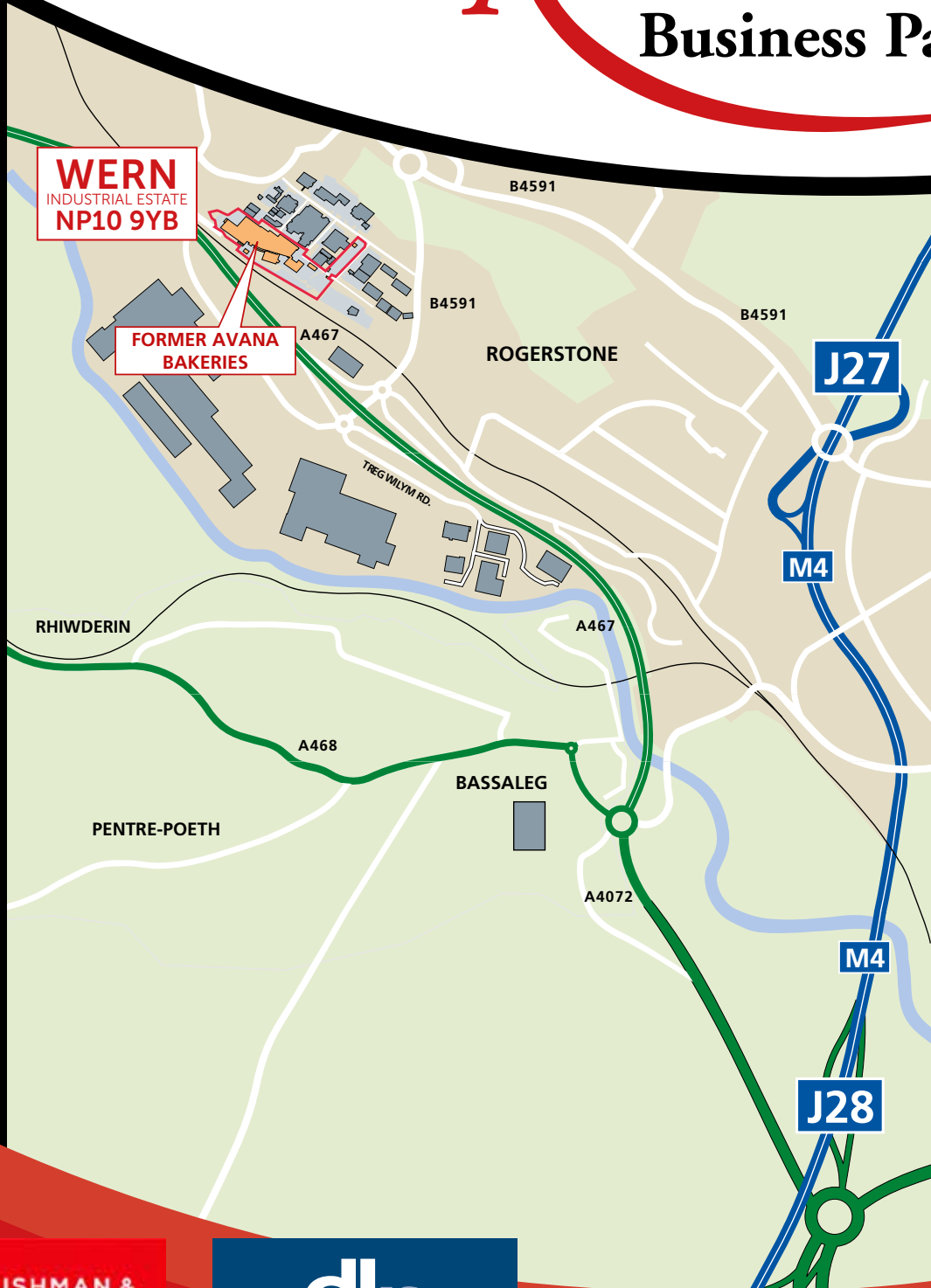
## VAT

VAT will be charged on all costs.

## LEGAL COSTS

Each party are to bear their own legal costs.

# Avana Business Park



Plans are for identification purposes only; not to scale

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