



TO LET

**MODERN INDUSTRIAL/WAREHOUSE
UNITS**

FROM 118.45 Sq M (1,275 Sq Ft)



**UNITS 1-30
LEEWAY COURT
LEEWAY INDUSTRIAL ESTATE
NEWPORT, NP19 4SJ**

LOCATION

The units are situated on Leeway Industrial Estate an established industrial and commercial location in close proximity to the Southern Distributor Roadway and Junctions 24 and 28 of the M4 Motorway.

DESCRIPTION

Leeway Court is arranged in four terraces, providing a total of 31 units. The units are of modern steel portal framed construction with elevations of brick/block and profiled metal cladding beneath pitched roofs incorporating translucent panels.

Internally, the units provide open plan production/storage areas together with integral offices and WC's. Vehicle access is via roller shutter doors to each unit.

Parking and loading areas are to the front elevation of each unit.

ACCOMMODATION

The current availability is detailed on the attached schedule.

TENURE

The units are available on a standard 'flexi-lease' for terms to be agreed.

Further details are available upon request.



RENTAL

Please refer to the attached schedule.

Rents are inclusive of service charge but exclusive of buildings insurance.

RATEABLE VALUE

The current Rateable Values (2010 List) are detailed on the availability schedule.

For further information, please refer to the Valuation Office Website at www.voa.gov.uk

VAT

The rentals are exclusive of VAT.

SERVICES

We are informed that all mains services are connected to each unit. Interested parties are advised to make their own enquiries.

VIEWING

Strictly by appointment with the joint agents:-

Linnells Property Consultants

Contact: **Mark Steven**

Email: mark@linnellspc.co.uk

Tel: 01633 212266

HRT Commercial

Contact: **John Jones**


Email: johnjones@hrt.uk.com


Tel: 01446 776392


MS/JS/15/0615





Leeway Court, Newport Current Availability


	UNIT	3	
	AREA	2,438 sq ft	
		Annual Cost	Monthly Equivalent
	RENT	£14,500 per annum	£1,208.33
	SERVICE CHARGE:	Included in rent	EPC :
	RATEABLE VALUE :	£11,000	


	UNIT	4	
	AREA	2,438 sq ft	
		Annual Cost	Monthly Equivalent
	RENT	£14,500 per annum	£1,208.33
	SERVICE CHARGE:	Included in rent	EPC :
	RATEABLE VALUE :	£11,750	

	UNIT	5	
	AREA	2,438 sq ft	
		Annual Cost	Monthly Equivalent
	RENT	£14,500 per annum	£1,208.33
	SERVICE CHARGE:	Included in rent	EPC :
	RATEABLE VALUE :	£11,000	

	UNIT	6	
	AREA	2,438 sq ft	
		Annual Cost	Monthly Equivalent
	RENT	£14,500 per annum	£1,208.33
	SERVICE CHARGE:	Included in rent	EPC :
	RATEABLE VALUE :	£11,000	

	UNIT	7	
	AREA	2,438 sq ft	
		Annual Cost	Monthly Equivalent
	RENT	£14,500 per annum	£1,208.33
	SERVICE CHARGE:	Included in rent	EPC :
	RATEABLE VALUE :	£12,250	

	UNIT	18	
	AREA	1,275 sq ft	
		Annual Cost	Monthly Equivalent
	RENT	£7,500 per annum	£625.00
	SERVICE CHARGE:	Included in rent	EPC :
	RATEABLE VALUE :	£6,900	

	UNIT	20	
	AREA	1,275 sq ft	
		Annual Cost	Monthly Equivalent
	RENT	£7,500 per annum	£625.00
	SERVICE CHARGE:	Included in rent	EPC :
	RATEABLE VALUE :	£6,900	

Linnells
PROPERTY CONSULTANTS

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