

Industrial Unit To Let

Unit 3, Felnex Industrial Estate

Stephenson Street, Newport, NP19 4PQ



Key Highlights

- 15,710 Sq. ft
- Unit available as a part
- Single ground level loading door which leads out to a shared storage yard with gated access
- Located just off Stephenson Street on Mariner Way, an established industrial location in Newport
- Ease of access to the A48 and the M4 via junctions 24-28

Embassy House
Queens Road
Bristol
BS8 1SB

+44 117 910 2208

[savills.co.uk](https://www.savills.co.uk)

savills

LOCATION

The unit is located just off Stephenson Street on Mariner Way, an established industrial distribution area approximately 1.5 miles from Newport City Centre and which provides ease of access to the A48 and subsequently to the M4 motorway with 10 mins, via junction 24 to 28. Surrounding occupiers include Hydra flow, Royal Mail, Cogent Power and Owens Group.

FLOOR AREA	SQ FT	SQ M
Warehouse	8,073	750.01
TOTAL	8,073	750.01

DESCRIPTION

The property provides a steel frame industrial unit with concrete floor. Internally it is a fully open plan warehouse space, with a single level loading door, leading out to a shared loading yard area. Integrated office accommodation can be constructed on behalf of tenant subject to lease terms

TERMS

Available by way of new lease for a term of years to be agreed.

RENT

Upon application

PLANNING

B8 use. Suitable for other uses subject to planning consent.

EPC

EPC displays 'C - 52' and is valid until November 2033.

BUSINESS RATES

Rates payable: £19,960 per annum (based upon Rateable Value: £40,000) based on October 2024 valuation

VIEWINGS

Please contact Savills as per contact details below, or Roberts Property Consultants:
Steve Roberts
07578 960 482
robertspropertyconsultants@gmail.com



Embassy House
Queens Road
Bristol
BS8 1SB

+44 117 910 2208

savills.co.uk

