



Units 18/19, Port of Newport, West Way Road, Newport, NP20 2WD

Strategic site / land with warehouse / industrial units

Summary

Tenure	To Let
Available Size	5.91 Acres / 2.39 Hectares
Rent	£400,000 per annum
Service Charge	Provision for estate service charge / contribution - amount to be confirmed
Business Rates	To be assessed
EPC Rating	D (77)

Key Points

- Strategic South Wales location
- Dockside Access / Facilities available
- Located within Port Estate - via manned Security Gate / Entrance
- Surfaced site totalling 5.91 acres
- Located within Associated British Ports - Port of Newport
- Excellent Road Links via Newport Southern Distributor Road and M4 Motorway
- 24 Hour access / operation
- 2 Warehouse / industrial units totalling 49,871 sq ft

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Summary

Available Size	5.91 Acres
Rent	£400,000 per annum
Business Rates	To be assessed
Service Charge	Provision for estate service charge / contribution - amount to be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Premium to be confirmed
EPC Rating	D (77)

Description

Well located self-contained open storage site within the Port of Newport, South Wales. Excellent road links via the Newport Southern Distributor Road and the M4 Motorway.

Location

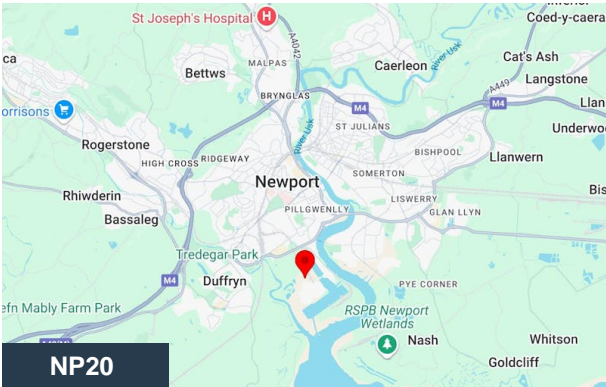
The property is strategically located at Port of Newport, directly accessed via road from the Newport Southern Distributor Road. The SDR provides an excellent link to the M4 Motorway at Junctions (28) West and (24) East. The Port also benefits from rail and sea access making this a strategic multi-modal transport location.

Specification

- Total site area 5.91 acres
- Surfaced - tarmac
- Fenced and gated
- 2 detached industrial / warehouse units totalling 49,871 sq ft

Terms

The property is available by way of a new Lease for a term of years to be agreed.



Viewing & Further Information



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