



Unit 6 Maesglas Industrial Estate, Greenwich Road, Newport, NP20 2NN

Trade Counter / Light Industrial Unit - established / 'prime' trade estate with adjacent occupiers including Screwfix and Howdens

Summary

Tenure	To Let
Available Size	4,500 sq ft / 418.06 sq m
Rent	£30,375 per annum VAT payable in addition
Service Charge	£4,000 per annum VAT payable in addition
Rates Payable	£16,330 per sq ft Based on 2026 Valuation

Key Points

- Prime trade / industrial / distribution location
- Excellent road links
- Mid-terrace unit with new roof covering
- LED lighting, new aluminium windows
- Minimum eaves height 4 metres
- Maximum eaves height 5.85 metres
- Electric roller shutter door,

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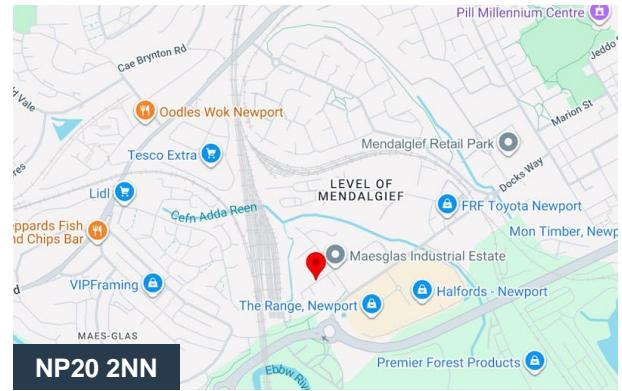
Available Size	4,500 sq ft
Rent	£30,375 per annum VAT payable in addition
Rates Payable	£16,330 per sq ft Based on 2026 Valuation
Rateable Value	£28,750
Service Charge	£4,000 per annum VAT payable in addition
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£1,500 per annum Current annual building insurance premium - my differ subject to proposed use
EPC Rating	D (93)

Description

Maesglas Industrial Estate is a prime trade / commercial location in Newport. The Estate comprises a total of 27 units consisting of detached and terraces of units set within a landscaped site. It benefits from out-of-hours manned security and several on-site communal car parks. The Estate has attracted numerous national occupiers including Screwfix, Howdens, Plumbase and Royal Mail.

Location

Maesglas Industrial Estate is located approximately 1.5 miles South of Newport City Centre. The estate is easily accessible via the Southern Distributor Road (A48), a dual carriageway, which connects J24 and J28 of the M4 motorway. The estate is accessed via Docks Way and is situated directly opposite the popular 28 East Retail Park.



Viewing & Further Information



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