



To Let

Preliminary Details
Open Storage / Distribution Yard With 2 No.
Detached Warehouse Units.

- Strategic South Wales location
- Located within Associated British Ports - Port of Newport
- Dockside Access / Facilities available
- Excellent Road Links via Newport Southern Distributor Road and M4 Motorway

B14 / B15 West Way Road

Port of Newport, Newport, NP20 2WD

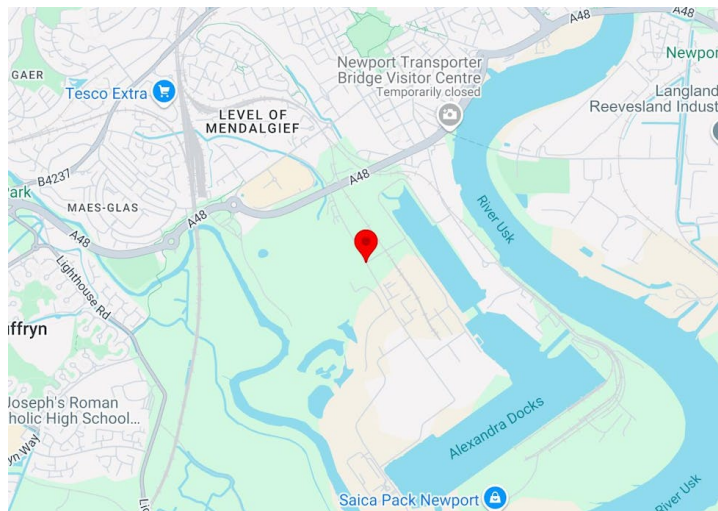
36,397 sq ft

3,381.39 sq m

Reference: #271391

B14 / B15 West Way Road

Port of Newport, Newport, NP20 2WD



Summary

Available Size	36,397 sq ft / 3,381.39 sq m
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Well located self-contained site located within secure port estate benefitting from 24 hour access.

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

- Strategic South Wales location
- Located within Associated British Ports - Port of Newport
- Dockside Access / Facilities available
- Excellent Road Links via Newport Southern Distributor Road and M4 Motorway
- Located within Port Estate - via manned Security Gate / Entrance
- 24 Hour access / operation
- 2 Warehouse units totaling 36,397 sq ft on a surfaced site of 4.89 acres
- The site could be subdivided into 2 No. plots
- New Lease available - for a Term of Years to be agreed

Accommodation

The premises comprise two detached warehouse units totaling: 3,381.40 sq m (36,397 sq ft), on a self-contained total site area of 1.98 hectares (4.89 acres). Specification of the warehousing includes a minimum eaves height ranges from 5.5m to 8.7m. The site itself is fully self-contained with fencing to the perimeter and a large surfaced yard area.

Warehouse B14 = 770.85 sq m (8,297 sq ft) Min. eaves 5.5m max. eaves 8.17m (4 No. level roller shutter doors, height 5.5m, width 7.5m)

Site Area B14 = 2.27 acres

Warehouse B15 = 2,610.55 sq m (28,100 sq ft) Min. eaves 5.5m max. eaves 7m (2 No. level roller shutter doors, height 4.8m, width 9.44m)

Site Area B15 = 2.62 acres

Terms

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

Rateable Value

Current Rateable Value £132,000 (Multiplier 56.2 pence) rates payable £74,184 per annum, contact Newport Council for additional information.

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