



B14 / B15, Port Of Newport, West Way Road, Newport, NP20 2WD

Warehouse / industrial units with large open storage yard areas

Summary

Tenure	To Let
Available Size	36,397 sq ft / 3,381.39 sq m
Rent	£350,000 per annum
Service Charge	Annual property insurance premium to be confirmed
Rates Payable	£74,184 per annum based on 2023 Valuation
Rateable Value	£132,000
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low

Key Points

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

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Rateable Value	£132,000
Service Charge	Annual property insurance premium to be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Annual estate service charge contribution to be confirmed
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

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.

Accommodation

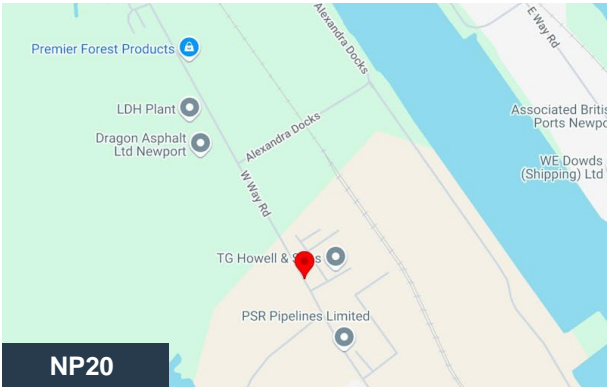
Name	sq ft	sq m	Availability
Unit - Warehouse B14	8,297	770.82	Available
Unit - Warehouse B15	28,100	2,610.58	Available
Total	36,397	3,381.40	

Specification

Warehouse B14 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 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.



Viewing & Further Information



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