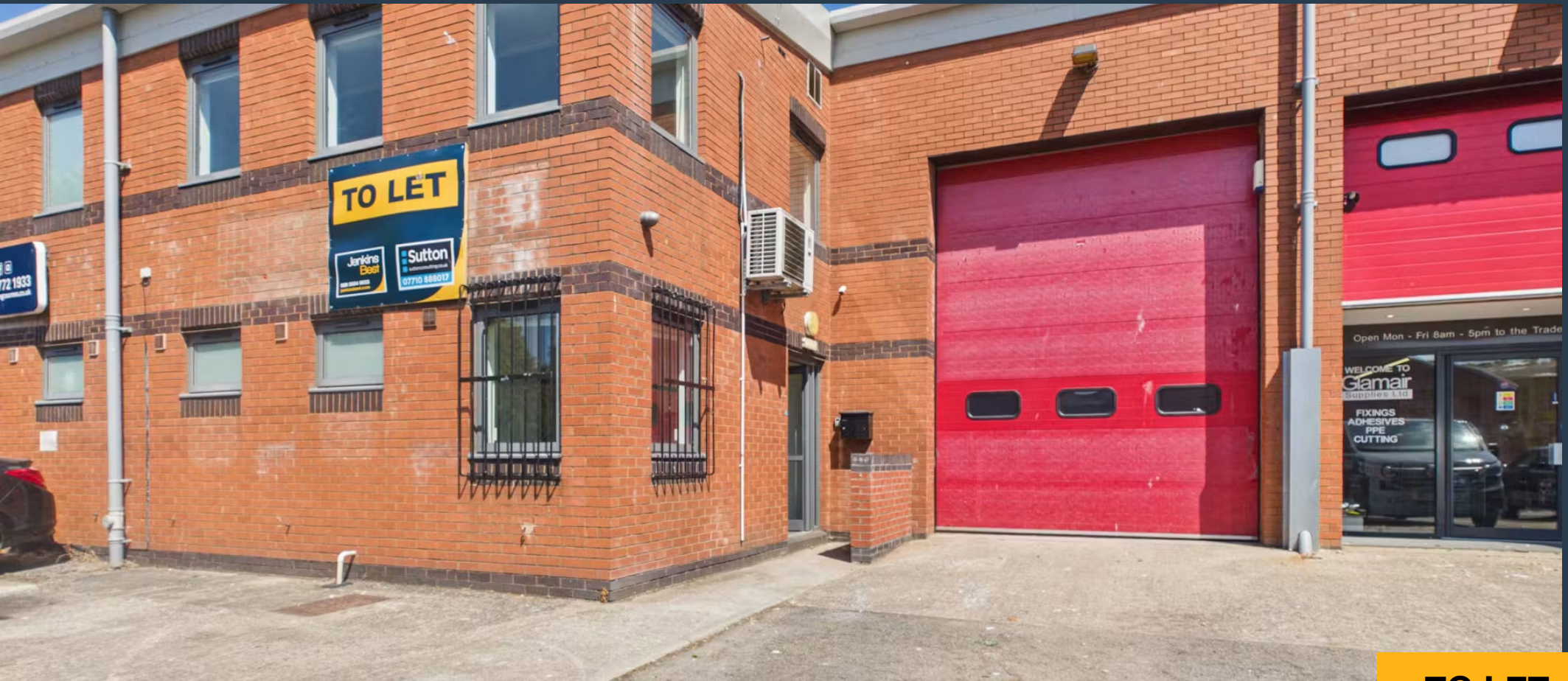




TO LET

Unit 16A Maesglas Industrial Estate,
Newport, **NP20 2NN**

Trade Counter / Industrial Unit

- Prime trade / industrial / distribution location
- Excellent road links
- Mid-terrace unit
- Minimum eaves height 4 metres
- Maximum eaves height 6.4 metres
- Electric roller shutter door, 3.5m width, 4.5m height
- LEDs



Jenkins
Best



Jenkins
Best
jenkinsbest.com

Size

2,140 sq ft (198.81 sq m)

Rent

£15,000 per annum VAT payable in addition

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.

Connectivity

Cities

Cardiff City Centre	12 miles
Bristol	32 miles



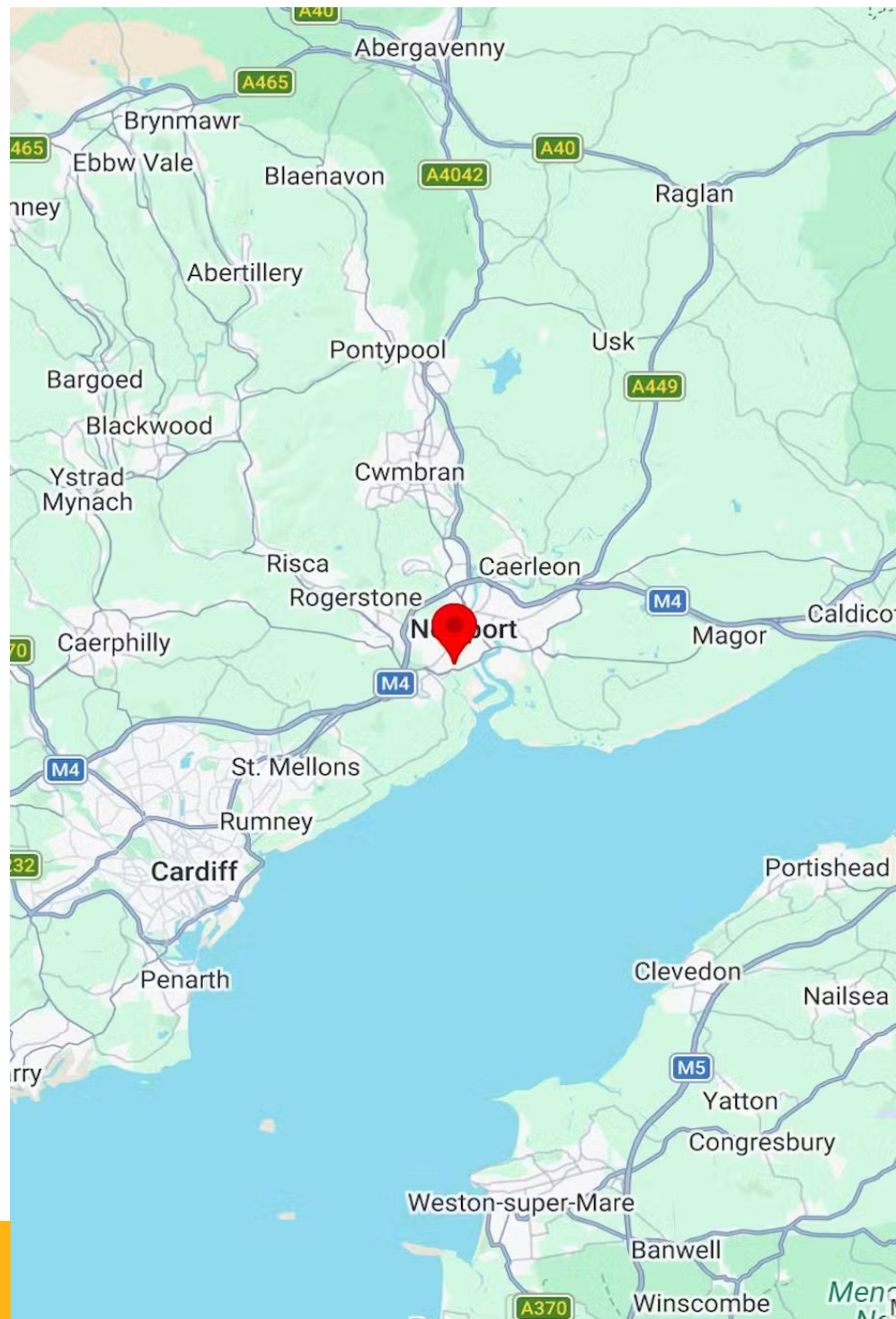
Road

M4	2 miles
A48	2 miles



Water

Newport	1.5
---------	-----



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.

- Minimum eaves height 4 metres
- Maximum eaves height 6.4 metres
- Electric roller shutter door, 3.5 width, 4.5m height

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Unit 16A	2,140	199
TOTAL	2,140	199

The accommodation comprises the following areas:

Specification



EPC: D (81)



Lighting Type: Surface mounted



Maximum clear internal height (m): 6.4



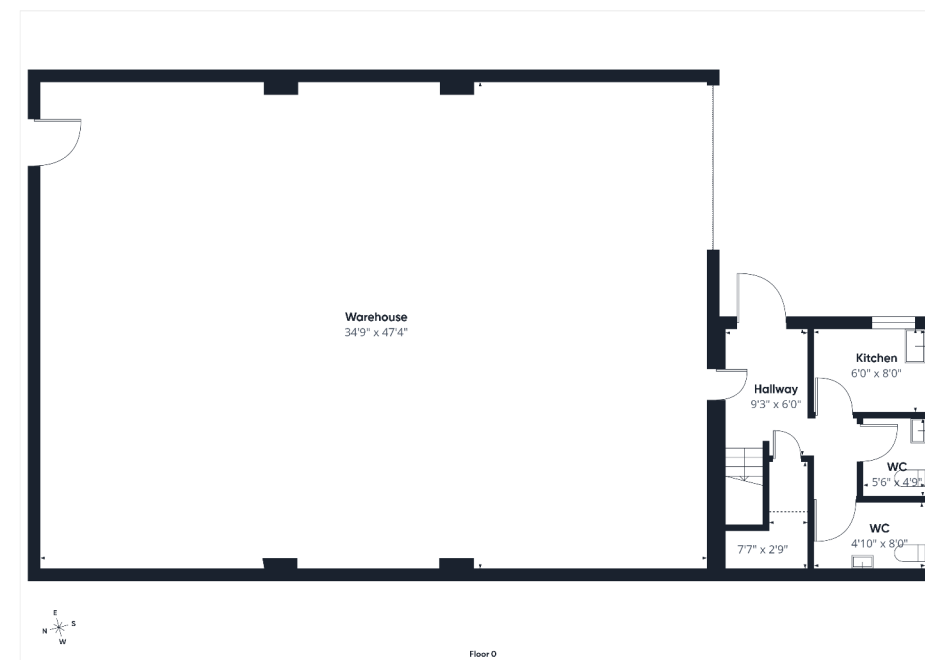
Loading Doors (Surface level): 1



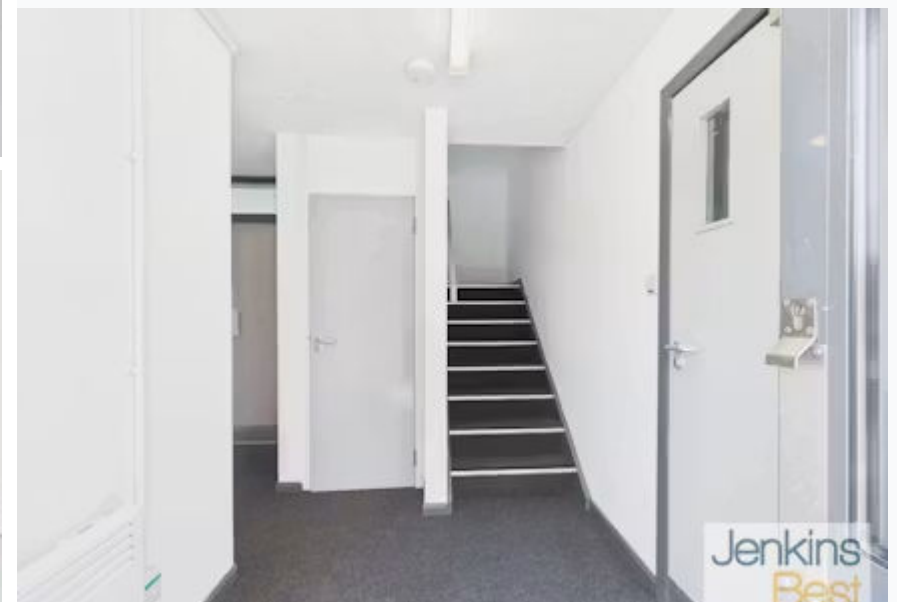
Minimum clear internal height (m): 4



Car Parking



Unit 16A Maesglas Industrial Estate,
Newport, NP20 2NN



Sat Nav. NP20 2NN

///voting.trades.broke



Viewings

Please contact Jenkins best

Rent

£15,000 per annum VAT payable in addition

Lease Terms

New Lease

Business rates

Rateable Value: £15,000

Rates Payable: £8,520 per annum Based on 2026 Valuation

Service charge

£1,900 per annum VAT payable in addition

Insurance

£950 per annum Current annual building insurance premium - my differ subject to proposed use

Legal Costs

Each party to bear their own costs

EPC

D (81)

VAT

Applicable

Availability

Available Immediately

Contact

Henry Best

07738 960012

henry@jenkinsbest.com

Craig Jones

02920 34 00 33 | 07867 393494

craig@jenkinsbest.com

Hayley Macentee

02920340033

hayley@jenkinsbest.com

Amelia Nicholas

02920 340 033 | 07703 975 677

amelia@jenkinsbest.com

7 Ty-Nant Court, Morganstown,
Cardiff, CF15 8LW, UK

029 2034 0033

jenkinsbest.com

**Jenkins
Best**
jenkinsbest.com



Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.

All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The vendor/lessor does not make or give and neither Jenkins Best nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.

All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.