



TO LET

Unit 1, Spytty Road,
Newport, **NP19 4TX**

Prime roadside showroom / site fronting the Newport Southern Distributor Road and in close proximity to Newport Retail Park.

- New Lease Available due to existing business relocating
- Rare roadside opportunity fronting Newport SDR
- High prominence and excellent road access
- Showroom with ancillary workshop /preparation units
- Adjacent to DUNELM and opposite KFC



Size

17,429 sq ft (1,619.21 sq m)

Rent

£220,000 per annum Exclusive VAT payable in addition

Location

The property is situated approximately 4 miles to the southeast of the town centre, with excellent road communications situated just under 3.4 miles from Junction 24 of the M4 motorway.

Connectivity

Road

Southern Distribution Road 0.1 mile
M4 (Junction 24) 2.5 miles



Train Stations

Newport Train Station 3 miles
Cardiff Train Station 16.8 miles



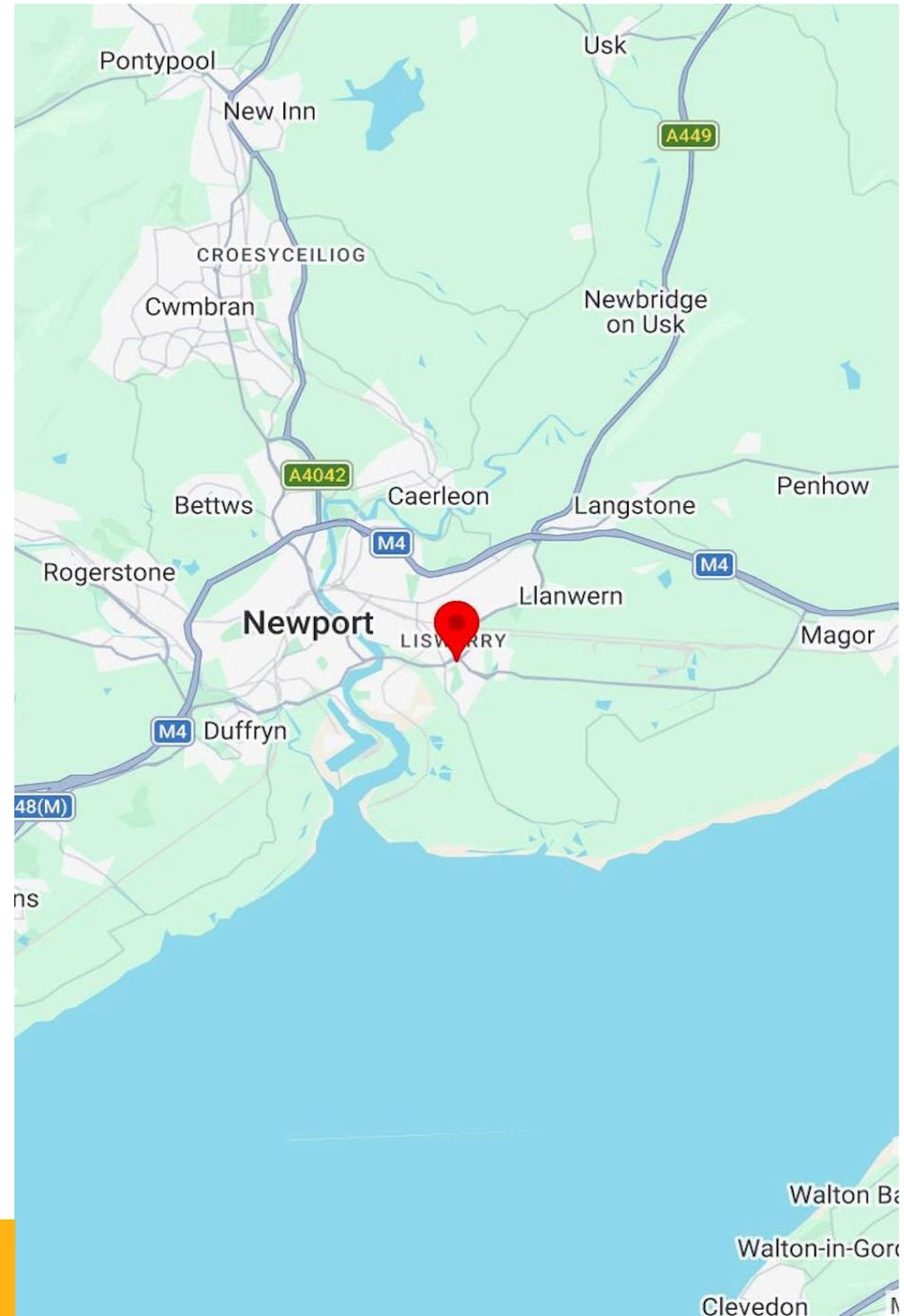
Airports

Cardiff Airport 27.5 miles
Bristol Airport 31.8 miles



Water

Port of Newport 2.9 miles



Description

This prime roadside showroom/site occupies a highly prominent position fronting the Newport Southern Distributor Road, offering outstanding visibility and traffic exposure. Located in close proximity to Newport Retail Park, the property benefits from strong neighbouring commercial draw and excellent accessibility.

A new lease is available due to the existing business relocating, creating a rare opportunity to secure a well-located roadside premises along the busy SDR corridor. The property features a high-profile showroom supported by ancillary workshop and preparation units, providing versatile space suitable for a range of occupiers.

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Showroom	3,167	294
Showroom Reception	3,858	358
Workshop	7,258	674
MOT Bay / Workshop	1,362	127
Valet Bay	720	67
Car Sales Bay	420	39
	644	60
TOTAL	17,429	1,619

Specification



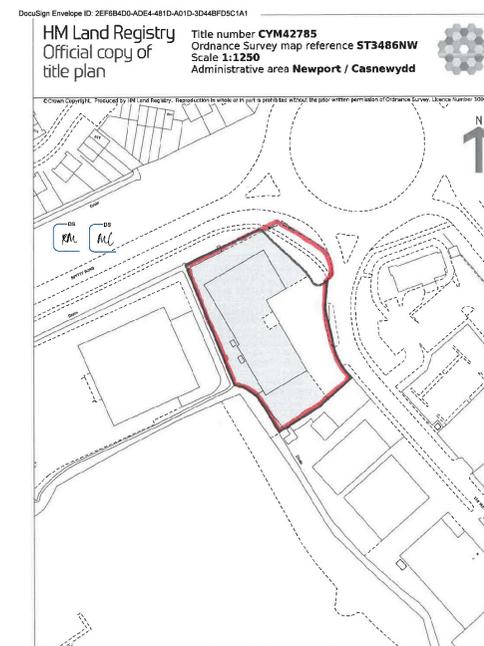
EPC: EPC exempt -
EPC has been
commissioned, will be
available in less than
28 days



Kitchen



Car Parking



Unit 1, Spytty Road,
Newport, NP19 4TX



Sat Nav. NP19 4TX



/////stocks.dunes.solo



what:3words

Rent

£220,000 per annum Exclusive VAT payable in addition

Lease Terms

New Lease

Business rates

Rateable Value: £97,500

Rates Payable: £49,530 per annum based on 2026 Valuation

Service charge

n/a

Legal Costs

Each party to bear their own costs

EPC

EPC exempt - EPC has been commissioned, will be available in less than 28 days

VAT

Applicable

Availability

Available August 2026

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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.