



TO LET

Unit S4, Newport Business Centre,
Newport, **NP19 4RF**

Storage Unit Available To Let on popular estate

- Established industrial and distribution location
- Close proximity to Newport southern distributor road and M4 Motorway
- Modern trade counter / light industrial / warehouse unit
- Steel portal frame construction
- Roller shutter door
- Unit may qualify for an element of small business rates relief
- New full repairing and insuring Lease available



Size

600 sq ft (55.74 sq m)

Rent

£6,000 per annum plus VAT

Location

Newport Business Centre is an established industrial and distribution estate located approximately 1.5 miles to the south east of the city centre of Newport.

Corporation Road links to the Newport southern distributor road providing excellent road links to the M4 via junctions 24 to the east and 28 to the west.

The estate is in close proximity also to ABP Port of Newport and Newport Retail Park.

Connectivity

Road

M4	3 miles
A48	3 miles



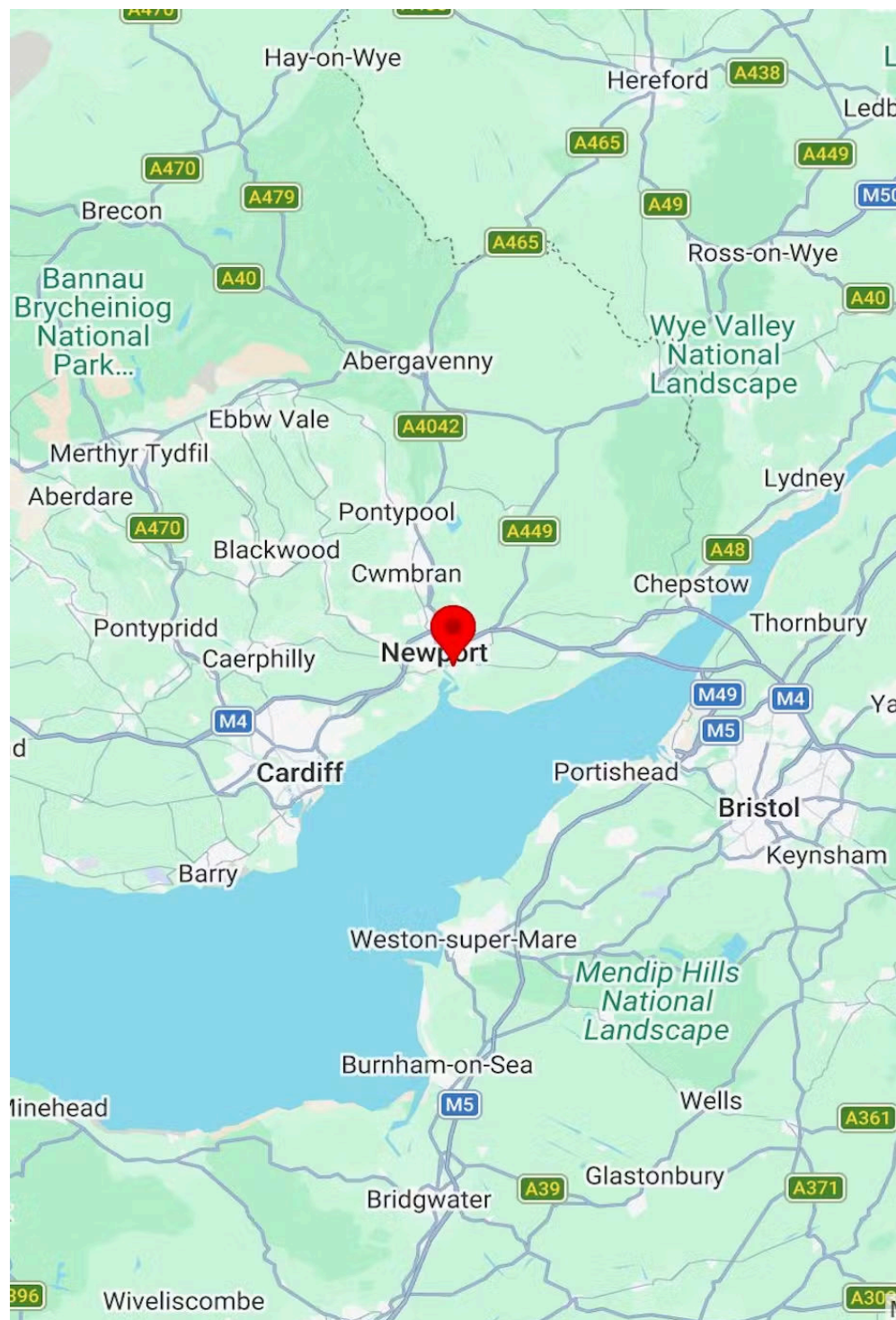
Cities

Cardiff	12 miles
Bristol	32 miles



Water

Newport	1.8 miles
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Description

Unit S4 - available by way of a new full repairing and insuring Lease for a term of years to be agreed.

- Well located storage unit
- Mid-terrace unit
- Minimum eaves height 2.97m
- Roller shutter door
- Please note there is no WC/ water connection
- May qualify for an element of small business rates relief - Please contact Newport County Council.

Specification



EPC:



Maximum clear
internal height (m):
3.65

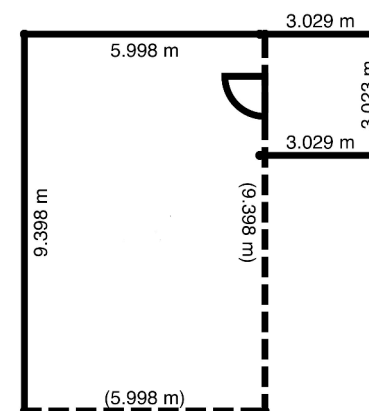


Minimum clear internal
height (m): 2.97



Loading Doors
(Surface level): 1

S4 - Newport Business Centre





Unit S4, Newport Business Centre,
Newport, **NP19 4RF**



Sat Nav. NP19 4RF



Terms

Unit S4 is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

Rent

£6,000 per annum plus VAT

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £2,950
Rates Payable: £1,675.60 per annum Based on 2026 Valuation. Qualifies for element of small business rates relief

Service charge

£606 per annum Budget Year End March 2027

Insurance

£125.96 per annum Approximate Premium for Year Ending December 2026

Legal Costs

Each party to bear their own costs

VAT

Applicable

Availability

Available Immediately



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