



**TO LET**

Unit S3, 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

400 sq ft (37.16 sq m)

### Rent

£4,000 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 |



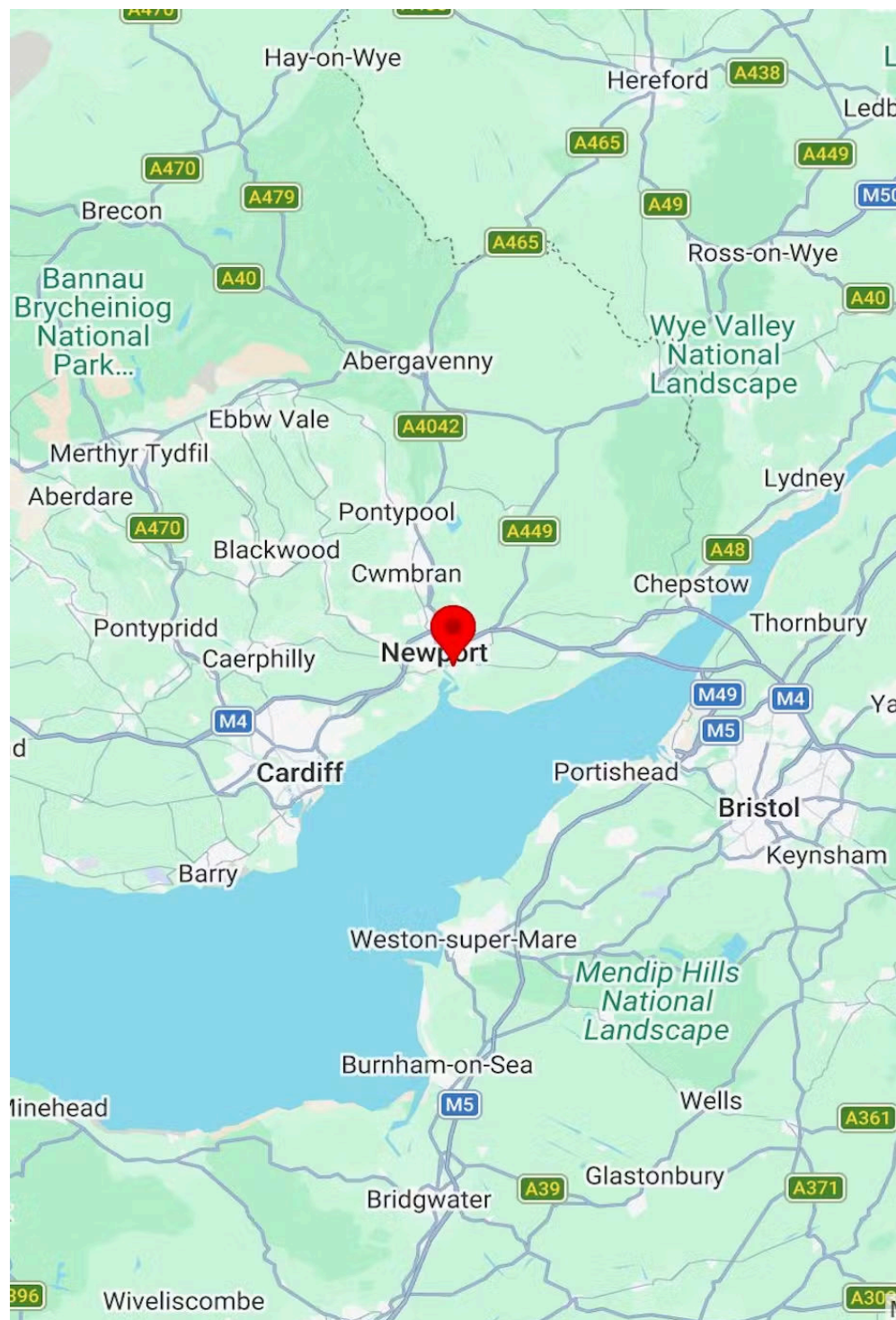
### Cities

|         |          |
|---------|----------|
| Cardiff | 12 miles |
| Bristol | 32 miles |



### Water

|         |           |
|---------|-----------|
| Newport | 1.8 miles |
|---------|-----------|



# Description

Unit S3 - 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.

# Accommodation

|         | sq ft<br>(Approx GIA) | sq m<br>(Approx GIA) |
|---------|-----------------------|----------------------|
| Unit S3 | 400                   | 37                   |
| TOTAL   | 400                   | 37                   |

# Specification



EPC:



Maximum clear  
internal height (m):  
3.65



Minimum clear internal  
height (m): 2.97



Loading Doors  
(Surface level): 1

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Sat Nav. NP19 4RF





# Terms

Unit S3 is available by way of a new Full  
Repairing and Insuring Lease for a term of years  
to be agreed.

## Rent

£4,000 per annum plus VAT

## Lease Terms

New Lease Term of years to be agreed

## Business rates

Rateable Value: £1,950  
Rates Payable: £1,107.60 per annum Based on  
2026 Valuation. Qualifies for element of small  
business rates relief

## Service charge

£404 per annum Budget Year End March 2027

## Insurance

£83.97 per annum Approximate Premium for  
Year Ending December 2026

## Legal Costs

Each party to bear their own costs

## VAT

Applicable

## Availability

Available Immediately



# Contact

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## Joint Agents

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