



TO LET

Unit A, Boss Works,
Newport, **NP19 0RB**

Well located industrial / warehouse unit - cost effective accommodation

- Located in close proximity the Newport SDR and M4 Motorway
- 4 No. level loading doors
- External yard area
- Rent from £3.50 per sq ft Excl.
- No estate service charge applicable
- Flexible terms considered



Size

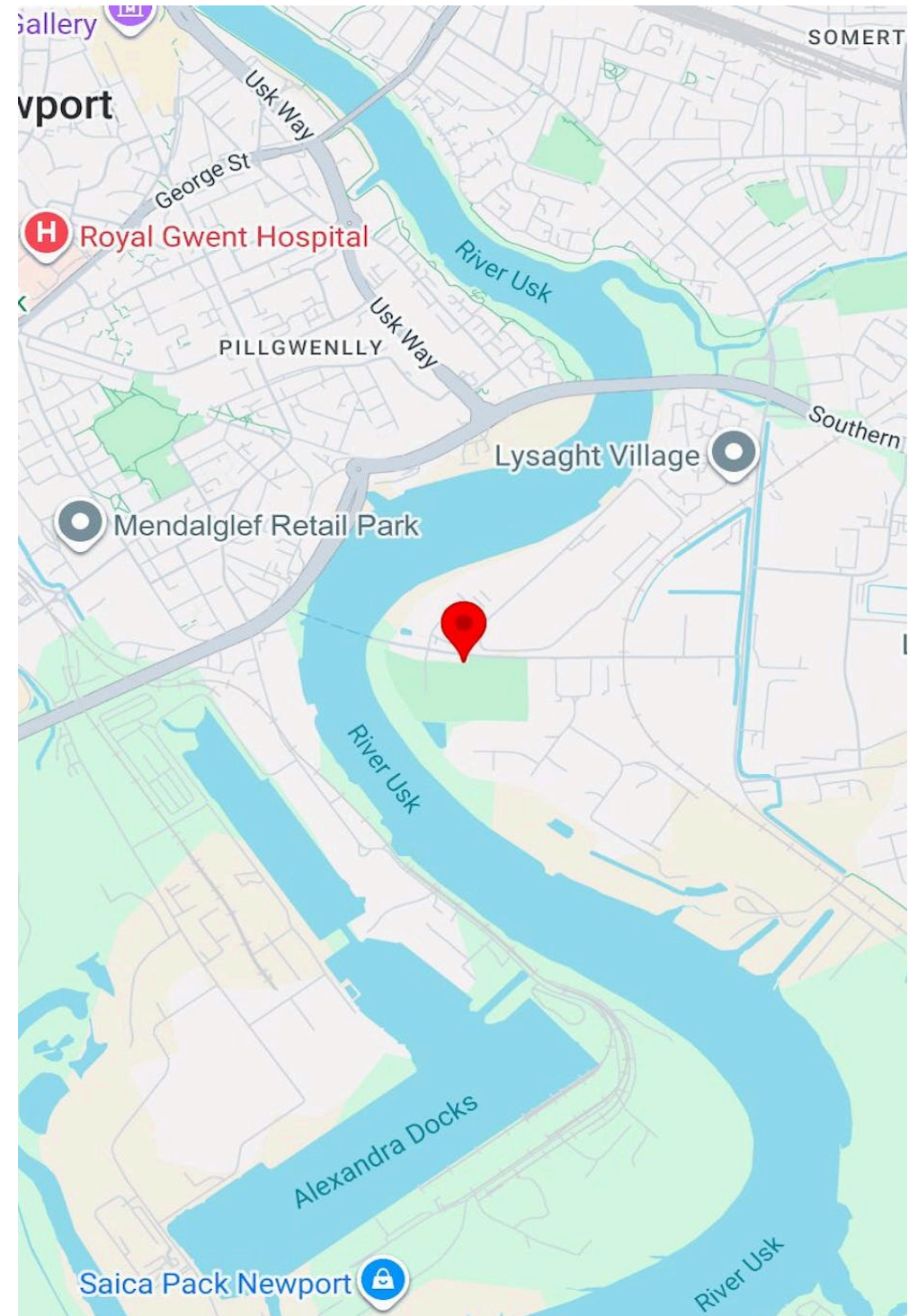
55,000 sq ft (5,109.67 sq m)

Rent

£192,500 per annum VAT payable in addition

Location

Boss Works is situated on Stephenson Street in an established industrial area of Newport. Located 1.5 miles south east of the city centre and close to the Port of Newport and Newport Retail Park. It provides easy access to the Newport Southern Distributer Road with Junction 23A of the M4 approximately 7.3 miles to the east and J.28 approximately 4.2 miles to the west.



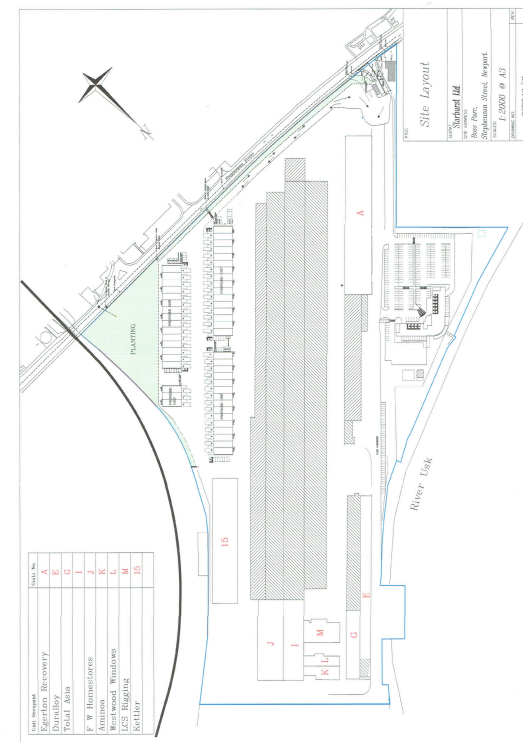
Description

Unit A provides functional industrial / warehouse space with multiple points of access
- 4 No. level roller shutter doors. The unit benefits from an external yard area.

Specification



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





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Rent

£192,500 per annum VAT payable in addition

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £165,000

Rates Payable: £84,975 per annum based on April 2026 Valuation

Service charge

n/a

Insurance

£10,000 per annum Current annual building insurance premium

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 July 2026

Contact

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Agencies

Knight Frank (Joint Agent)

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jenkinsbest.com



For further information, please contact joint agents - Knight Frank



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