



## Unit 3B, Newport Business Centre, Corporation Road, Newport, NP19 4RF

Industrial / Warehouse To Let

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	2,248 sq ft / 208.85 sq m
<b>Rent</b>	£16,770 per annum
<b>Service Charge</b>	£1,600 per annum Budget Year End March 2025
<b>Business Rates</b>	Based on 2023 Valuation
<b>EPC Rating</b>	D (79)

### Key Points

- Well located trade / warehouse unit
- Located at estate entrance
- Excellent road links - close proximity to Newport SDR and M4 Motorway
- 1 No. level loading doorNew Lease available for a term of years to be agreed

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VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (79)

## Description

Unit 3B is a well located light industrial / warehouse / trade unit positioned at Newport Business Centre. The Estate benefits from excellent road access via the SDR and M4.

## Location

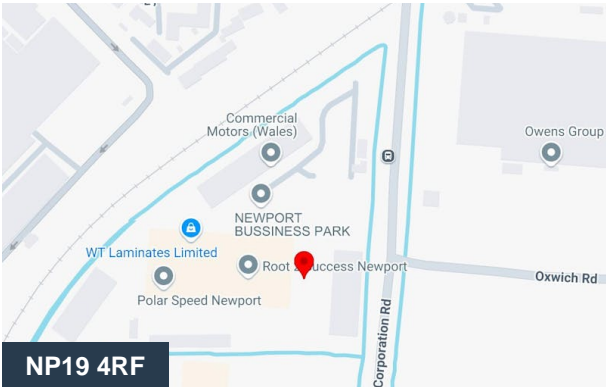
Newport Business Centre is an established industrial and distribution estate located approximately 1.5 miles to the south-east of the city centre of Newport. Corporation Road links to the Newport southern distributor road providing excellent road links to the M4 via junctions 24 to the east and 28 to the west. The estate is in close proximity also to ABP Port of Newport and Newport Retail Park.

## Specification

- Truss roof construction - minimum eaves height 4.5 metres
- 1 No. Level roller shutter door
- Internally the unit has clear warehouse space with a WC

## Terms

Unit 3B is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.



## Viewing & Further Information



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