



# To Let

## Detached self contained industrial property on secure site

- Well located within Newport for access to major road networks
- Detached building benefiting from secure access
- Existing two storage office offering and associated amenity space
- Floor loading access doors
- Circular access road around entire property

### Queensway Meadows

Meadows Road, Newport, NP19 4SS

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**155,150 sq ft**

14,413.91 sq m

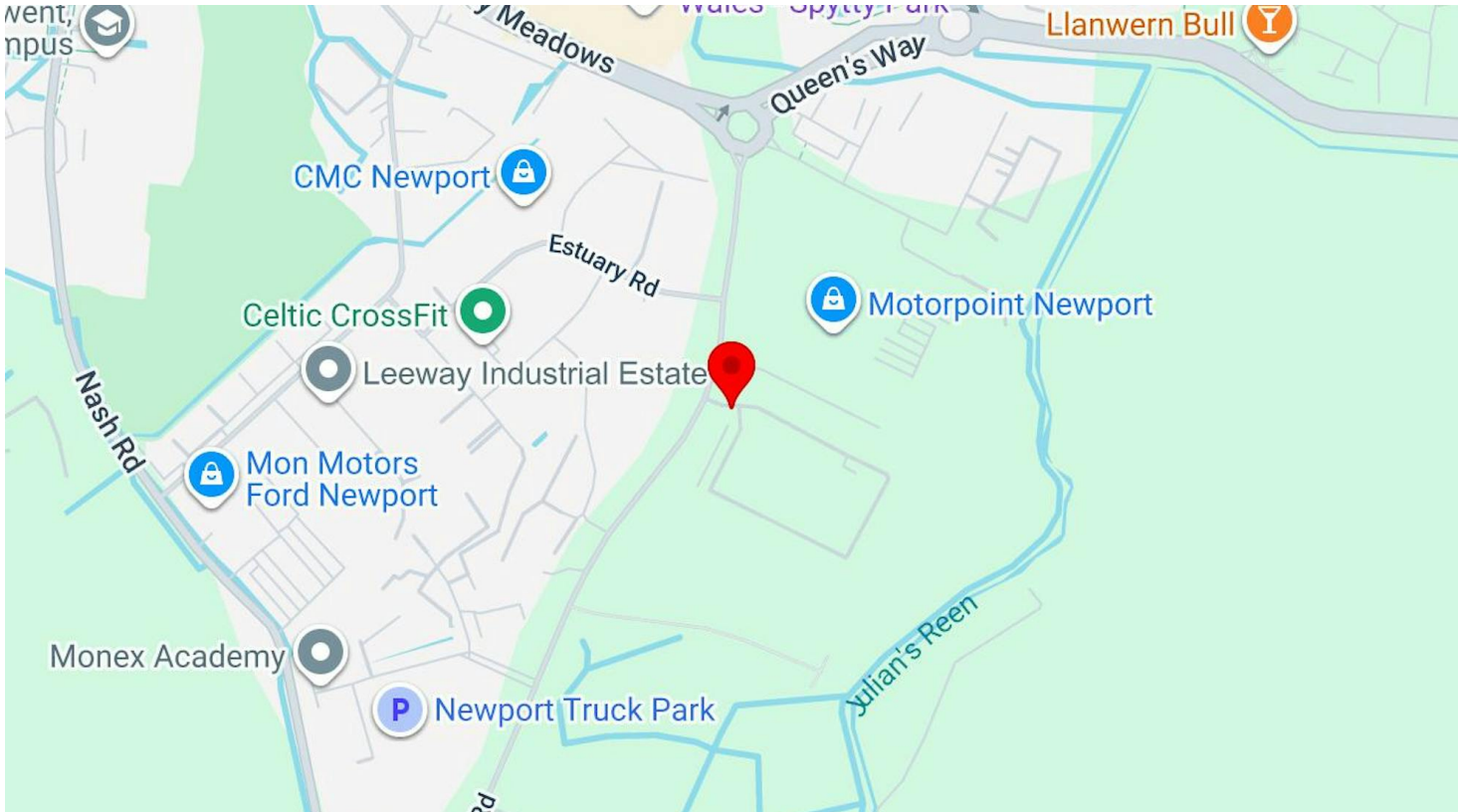
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**Reference: #27385**



# Queensway Meadows

Meadows Road, Newport, NP19 4SS



### Summary

Available Size	155,150 sq ft / 14,413.91 sq m
Rent	Rent on application
Rates Payable	£403,280 per annum
EPC	B (47)

### Location

Newport benefits from strong communications from the M4 Motorway, with close proximity to both Bristol and Cardiff.

Queensway Meadows is located 2 miles South East of Newport City Centre and is a large employment location, well served by the Newport Southern Distributor Road (SDR). In addition, the new dual carriageway link through Llanwern to junction 23 of the M4 motorway (Magor) provides a direct route onto the motorway network. Nearby occupiers include Halo Foods, Monex Logistics, Tellermate and Motorpoint Newport.

### Specification

This self contained production and warehouse facility occupies a secure site with a circular access road around the entire unit.

The property is of steel portal frame construction arranged in three open plan bays with integral two storey offices. In addition within the office space there are ancillary amenities offerings including a full canteen, meeting and storage rooms and showers. The unit has a minimum clear internal eaves height of 6.2 metres with access provided by ground level loading doors to the rear and side elevations. The property benefits from all mains services with three phase electricity. Externally, the unit benefits from a rear loading yard and car parking to the eastern and northern elevations. Through the security gates serving the main entrance from the road there is a security hut to the left before the right turning in to the front main car park.

### Viewings

Strictly by appointment with the sole agents, JLL.

### Tenure

The property is available on a leasehold basis for a term of years to be agreed. In addition a sale may be considered. Further detail available from the sole agents, JLL.

Kate Openshaw