

RARE FREEHOLD OPPORTUNITY



2A Adelaide Street, Newport, NP20 5NF

Rare opportunity to purchase a freehold industrial / warehouse unit - detached and occupying a self-contained secure site.

Summary

Tenure	For Sale
Available Size	10,539 sq ft / 979.11 sq m
Price	VAT not applicable
Service Charge	N/A
Business Rates	Currently subject to 3 separate Assessments - details available
EPC Rating	D (77)

Key Points

- Close proximity to M4 Motorway and Newport city centre
- Unit - min. eaves height 4.25 metres, max. eaves 7.35 metres
- 3 No. level loading doors
- Detached unit on self-contained site (low site density)
- LED lighting
- Tarmac / fenced and gated secure yard / site

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Summary

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Business Rates	Currently subject to 3 separate Assessments - details available
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (77)

Description

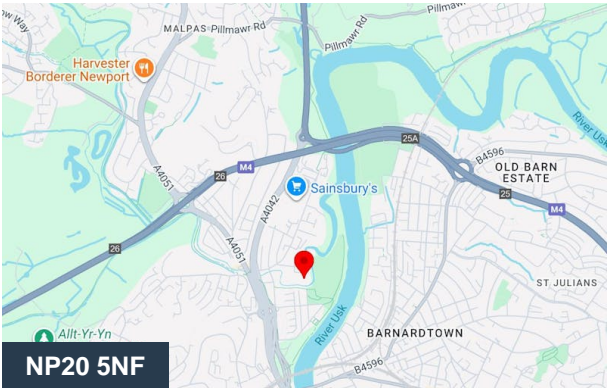
Unit 2A comprises a detached industrial unit of steel portal frame construction with brick / block elevations with an asbestos cement roof. The unit offers internally 2 large open production areas with LED lighting and serviced by 3 No. level roller shutter doors. The unit benefits from integral office and welfare accommodation accessed via a separate pedestrian entrance served externally by a large car park area. The site is fenced and gated and the service / loading yard provides generous circulation / access for HGV's.

Location

Unit 2a Adelaide Street is in close proximity to the M4 Motorway and Newport City Centre. The Estate is located off the A4042 main arterial route and is less than 0.5 miles from the M4 - accessible via Junction 25A and 26. Newport City Centre is less than 1 mile via Albany Street and the A4042. Occupiers in close proximity include REXEL, Sainsburys, McDonalds, National Plastics, Edmundson Electrical, and Industrial Door Services.

Specification

- Min. eaves 4.24 metres
- Max. eaves 7.35 metres
- 3 No. level roller shutter doors
- Width 3.2 metres 7.15 metres 5.62 metres
- Height 3.64 metres 3.12 metres 3.12 metres
- Site area within fence line circa 0.7 acres



Viewing & Further Information



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