



TO LET

Unit 18, Estuary Court,
Newport, **NP19 4SX**

Industrial / Warehouse To Let - Available Q4 2025

- Modern, mid-terrace unit
- Integral office accommodation with WC facilities
- LED lighting
- Disabled WC and kitchenette unit
- Forecourt car parking
- Roller shutter door access 3.1m wide 3.6m high
- Min Eaves 4.3m Max Eaves 5.4m
- Can be combined with adjacent Unit 19 to provide 2,807 sq ft in total



Size

1,406 sq ft (130.62 sq m)

Rent

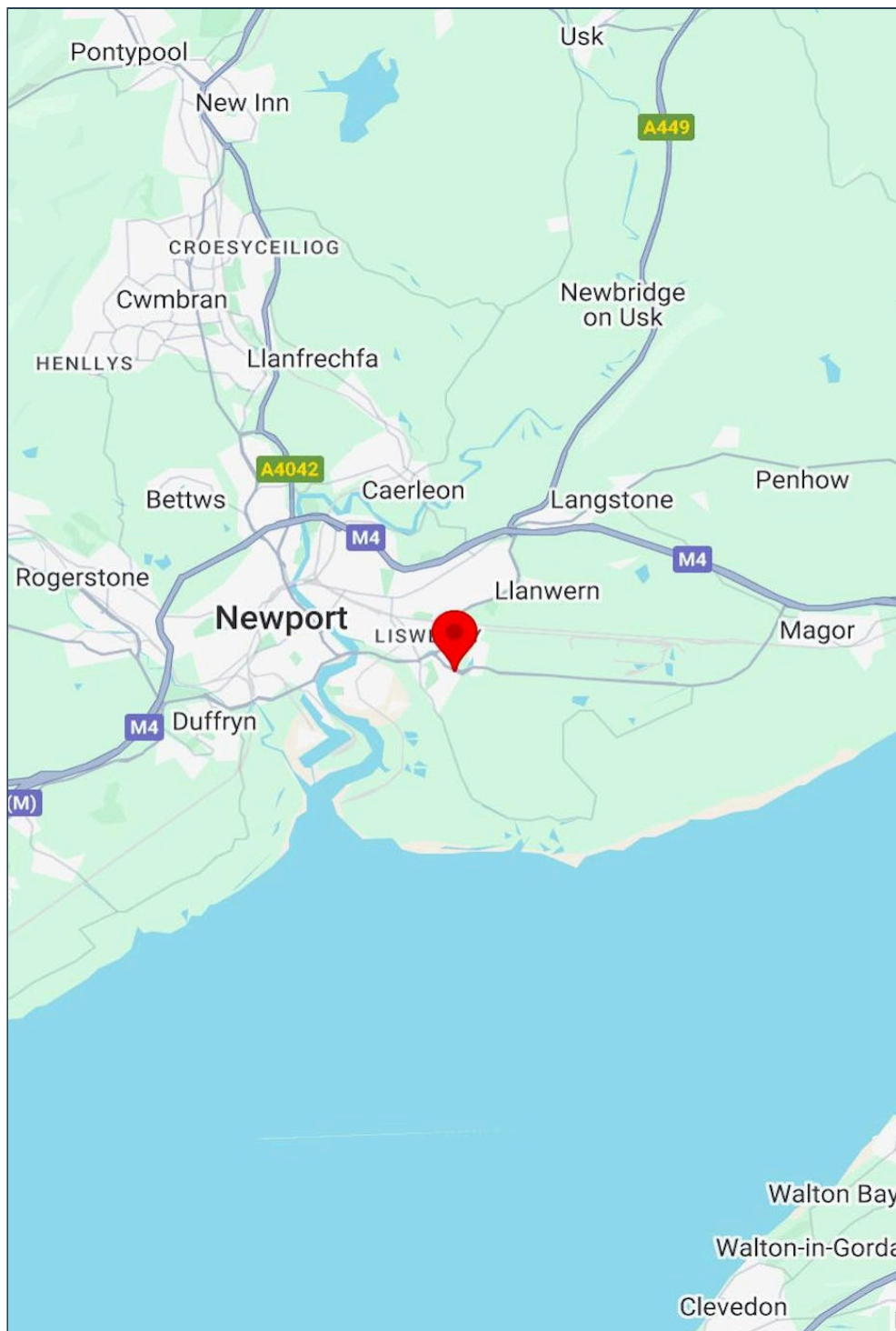
£15,300 per annum

Location

Newport is the third largest city in Wales and acts as the commercial/business centre for the majority of South East Wales.

Estuary Court is situated within Queensway Meadows Industrial Estate, which is one of the principal established industrial estates in Newport. The estate is approximately 3 miles to the south-east of the city centre and 15 miles to the east of Cardiff.

The estate is located in close proximity to the new Southern Distributor Road (SDR) which provides direct access to Junction 28 of the M4 motorway.



Specification


- Well located high quality industrial/warehouse unit
- Steel portal frame
- Integral offices
- LED lighting
- Kitchenette
- Fire alarm
- Car Parking
- Generous forecourt areas



Loading Doors (Surface level): 1



Maximum clear internal height (m)



Kitchenette



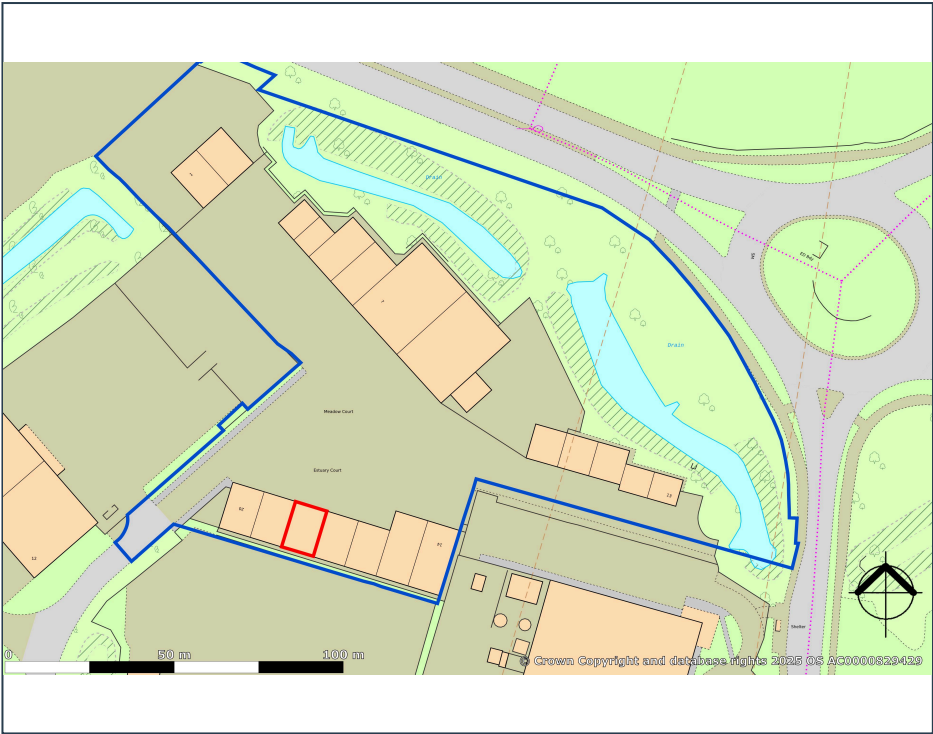
Minimum clear internal height (m)



Recently refurbished



Lighting Type: LED

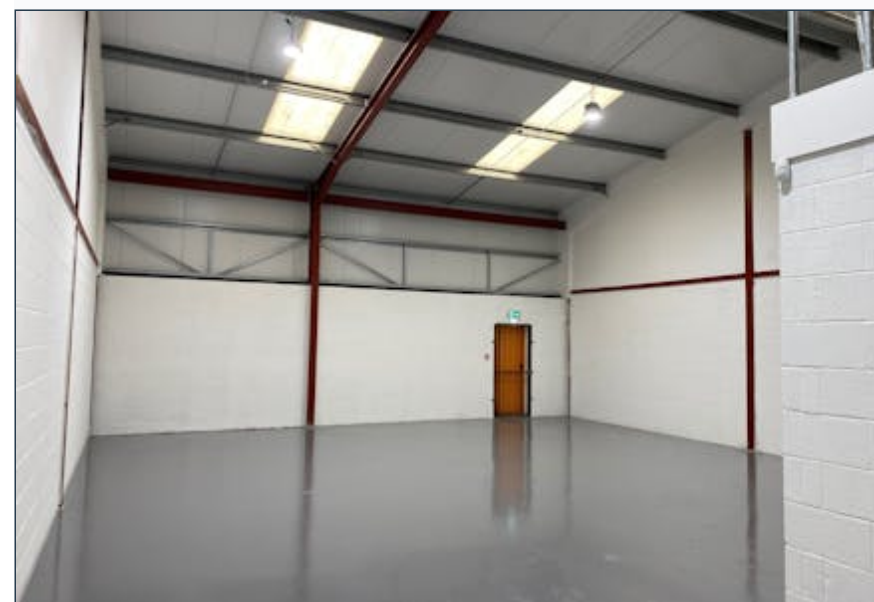


Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Unit 18	1,406	131
TOTAL	1,406	



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Terms

Available on a new Internal Repairing lease for a term of years to be agreed.

Rent

£15,300 per annum

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £8,800

Rates Payable: £4,998.40 per annum Based on 2023 Valuation

Service charge

£2,115 per annum Budget Year End Dec 2025

Insurance

£282 per annum Premium for Year ending Dec 2025

Legal Costs

Each party to bear their own costs

EPC

C (58)

VAT

Applicable

Availability

Available Q4 2025

Contact

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These particulars do not constitute any part of an offer or contract.

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All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.