



TO LET

Unit 12 Maesglas Industrial Estate,
Newport, **NP20 2NN**

Well located light industrial / warehouse unit

- Nearby occupiers including Screwfix and Howdens
- Prime trade / industrial / distribution location
- Excellent road links
- Mid-terrace unit
- Minimum eaves height 4.3 metres
- Maximum eaves height 6.5 metres
- Roller shutter door, 3.8m width, 3.4m height



Size

3,000 sq ft (278.71 sq m)

Rent

£22,500 per annum VAT payable in addition

Location

Maesglas Industrial Estate is located approximately 1.5 miles south of Newport City Centre, providing convenient access to local amenities and transport links.

The estate benefits from excellent connectivity via the A48 Southern Distributor Road, which links Junctions 24–28 of the M4 motorway, offering easy access to Cardiff, Bristol and beyond.

Access is via Docks Way, with the estate situated opposite the popular 28 East Retail Park, enhancing its prominence and appeal to a wide range of occupiers.

Connectivity

Cities

Cardiff City Centre	12 miles
Bristol	32 miles



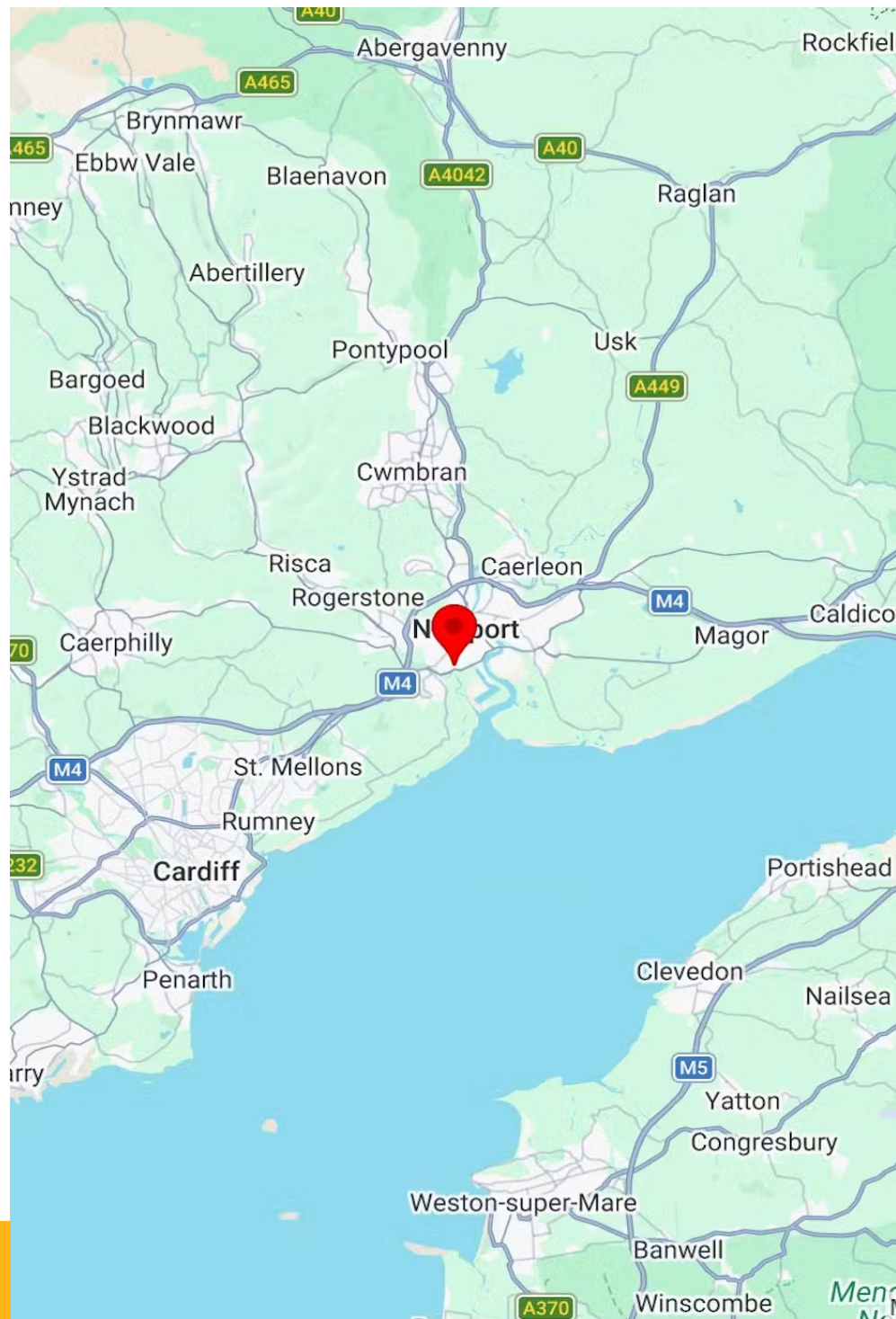
Road

M4	2 miles
A48	2 miles



Water

Newport	1.5
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Description

Maesglas Industrial Estate is a prime trade / commercial location in Newport.

The Estate comprises a total of 27 units consisting of detached and terraces of units set within a landscaped site. It benefits from out-of-hours manned security and several on-site communal car parks.

The Estate has attracted numerous national occupiers including Screwfix, Howdens, Plumbase and Royal Mail.

- Mid-terrace unit with new roof covering
- Minimum eaves height x metres
- Maximum eaves height x metres
- Roller shutter door, 3.8m width, 3.4m height

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Unit 12 Maesglas	3,000	279
TOTAL	3,000	279

The accommodation comprises the following areas:

Specification



EPC: E (115)



Lighting Type: Surface mounted



Maximum clear internal height (m): 6.5



Loading Doors (Surface level): 1



Minimum clear internal height (m): 4.3



Car Parking



**Unit 12 Maesglas Industrial Estate,
Newport, NP20 2NN**



Sat Nav. NP20 2NN



///vivid.crunch.notice



Viewings

Please contact Jenkins best

Virtual Viewing

Available on request

Rent

£22,500 per annum VAT payable in addition

Lease Terms

New Lease

Business rates

Rateable Value: £19,000

Rates Payable: £10,792 per annum Based on 2026 Valuation

Legal Costs

Each party to bear their own costs

EPC

E (115)

VAT

Applicable

Availability

Available Immediately

Contact

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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.