



S10, Newport Business Centre, Corporation Road, Newport, NP19 4RF

Storage / lock-up unit

Summary

Tenure	To Let
Available Size	646 sq ft / 60.02 sq m
Rent	£5,500 per annum payment quarterly in advance
Service Charge	£610 per annum Budget year end March 2025
Rates Payable	£3,484.40 per annum Based on 2023 Valuation. Currently qualifies for an element of small business rates relief.

Key Points

- Established industrial and distribution location
- Single level roller shutter door (electric) width 5.5 metres height 2.8 metres
- Please note there is no WC / water connection
- Close proximity to Newport southern distributor road and M4 Motorway
- LED lights and small power (sub-metered)
- Please note no garage / mechanical uses permitted

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Summary

Available Size	646 sq ft
Rent	£5,500 per annum payment quarterly in advance
Rates Payable	£3,484.40 per annum Based on 2023 Valuation. Currently qualifies for an element of small business rates relief.
Rateable Value	£6,200
Service Charge	£610 per annum Budget year end March 2025
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£213 per annum Approximate Premium for Year Ending December 2024
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Description

Storage Unit available at Newport Business Centre

Location

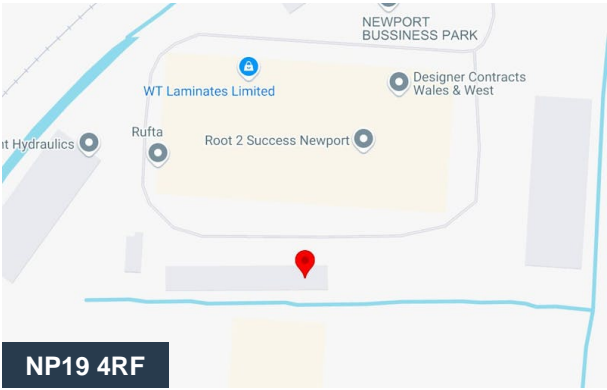
Newport Business Centre is an established industrial and distribution estate located approximately 1.5 miles to the south east of the city centre of Newport. Corporation Road links to the Newport southern distributor road providing excellent road links to the M4 via junctions 24 to the east and 28 to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

Specification

Storage Unit with electric roller shutter door.

Terms

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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