

INDUSTRIAL TO LET

Unit 2
Phoenix Business Park, Newport,
NP19 0LW

5,053.15 sq ft
(469.45 sq m)

 [View online](#)

01792 648809 | 02921 660010
www.rjcharterdsurveyors.co.uk



Unit 2, Phoenix Business Park, Newport, NP19 0LW



Availability

Name	Building Type	Sq ft	Sq m
Unit - Ground floor workshop	Industrial	3,969.76	368.80
Unit - Ground floor office	Industrial	740.45	68.79
Unit - Ground floor staff toilets	Industrial	342.94	31.86
Total		5,053.15	469.45

Specifications & Features

- Rear loading / access
- Roller shutter door
- Allocated parking

Further Information

- [View On Website](#)



Location

Phoenix Park is a well-established estate in Newport accommodating a mix of trade counter, light industrial, and distribution occupiers.

The property benefits from excellent connectivity, with immediate access to the M4 motorway via Junctions 24 and 28. This affords efficient links to Cardiff, approximately 15 miles to the west, and Bristol, approximately 30 miles to the east, as well as the wider South Wales and South West England regions.

DESCRIPTION

The property comprises a mid-terraced industrial / trade counter unit constructed around a steel portal frame, with elevations of part brick and blockwork beneath profiled metal cladding. The property is situated within an established commercial estate in Newport. The accommodation is arranged to provide a clear span warehouse area, accessed via a full-height roller shutter loading door, together with a separate pedestrian entrance to the front elevation. The warehouse benefits from a concrete floor, strip lighting, and an adequate eaves height suitable for a range of industrial and storage uses. Ancillary accommodation is provided in the form of office space and staff welfare facilities, including WC and kitchenette provisions. Externally, the property benefits from a forecourt area to the front, providing loading and unloading space together with allocated car parking. Circulation within the estate is suitable for commercial vehicles.



TERMS

Available by way of a new FRI lease for a term of years to be agreed.

SERVICE CHARGE

The ingoing tenant will be responsible for a fair portion of the estate service charge. The 25/26 contribution is £1,128 per annum.

RENT

£40,000 per annum

BUSINESS RATES

Rateable Value: £36,000
Rates Payable: £20,448 per annum Based on 26/27 Valuation

EPC

D (96)

LEASE TERMS

New Lease

Contact Us



Liam Slater
07707855407 | liam@rj-cs.co.uk



James Smale-Davies
07792504174 | james@rj-cs.co.uk



OUR OFFICES

[Swansea: Find us on Google Maps](#)
Our postcode is SA1 8AS

[Cardiff: Find us on Google Maps](#)
Our postcode is CF3 5EA