



Block B, Boss Works, Stephenson Street, Newport, NP19 0RB

New detached warehouse / light industrial unit with 16 No. loading doors.

Summary

Tenure	To Let
Available Size	25,800 sq ft / 2,396.90 sq m
Rent	£175,000 per annum Exclusive
Service Charge	N/A
Business Rates	To be assessed
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Key Points

- Located in close proximity the Newport SDR and M4 Motorway
- Concrete loading / circulation area
- Maximum eaves 7.25 metres
- Detached unit with 16 No. level roller shutter doors (electric)
- Minimum eaves 6 metres
- Roller shutter door height 5 metres, width 4 metres

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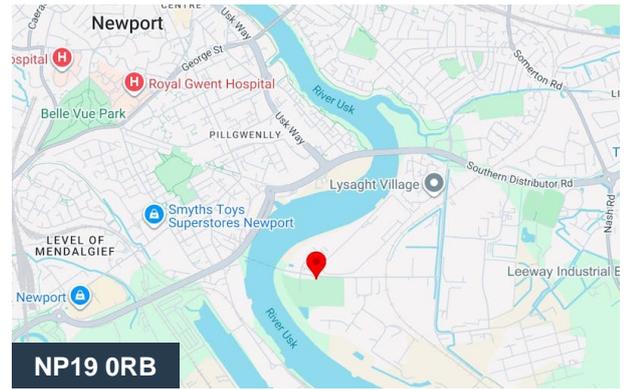
Available Size	25,800 sq ft
Rent	£175,000 per annum Exclusive
Business Rates	To be assessed
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Premium to be confirmed
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

New development - detached unit with excellent loading (16 No. doors)

Location

Boss Works is situated on Stephenson Street in an established industrial area of Newport. Located 1.5 miles south east of the city centre and close to the Port of Newport and Newport Retail Park. It provides easy access to the Newport Southern Distributer Road with Junction 23A of the M4 approximately 7.3 miles to the east and J.28 approximately 4.2 miles to the west.



Viewing & Further Information



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