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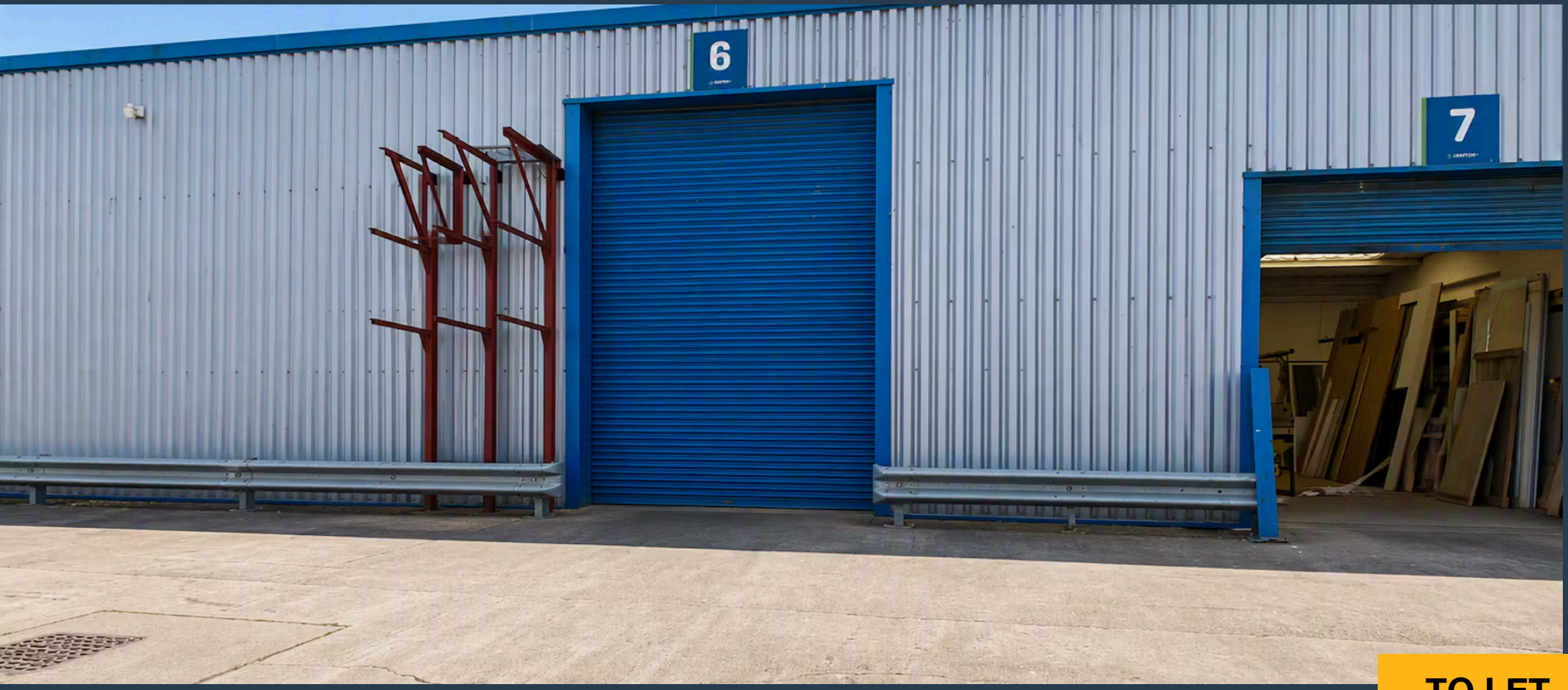
Industrial

1,715 sq ft (159.33 sq m)

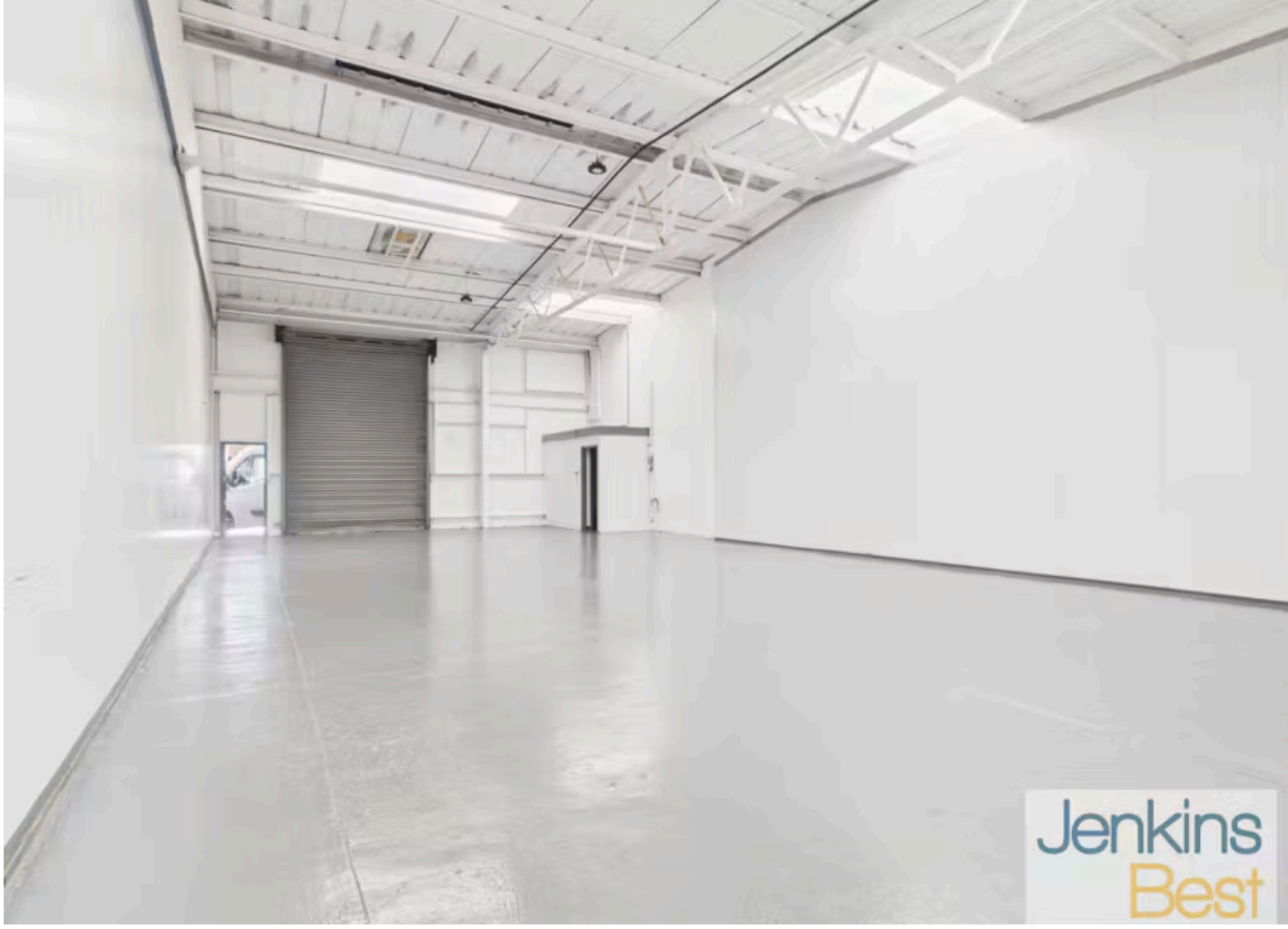


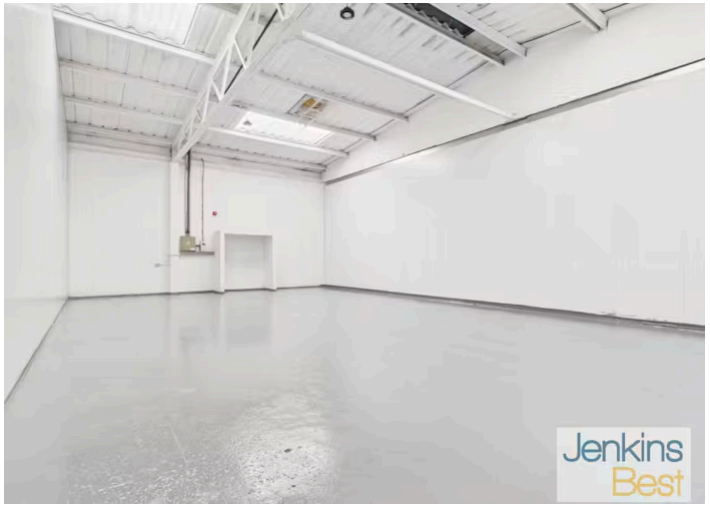
TO LET

Unit 6, Newport Business Centre, Newport, NP19 4RF

Industrial / Warehouse
To Let on popular estate

- Established industrial and distribution location
- Close proximity to Newport southern distributor road and M4 Motorway
- Modern trade counter / light industrial / warehouse unit
- Steel portal frame construction
- Roller shutter door
- Minimum eaves height 4.5m
- Unit may qualifiy for an element of small business rates relief
- New full repairing and insuring Lease available





Size

1,715 sq ft (159.33 sq m)

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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.

Connectivity

Road

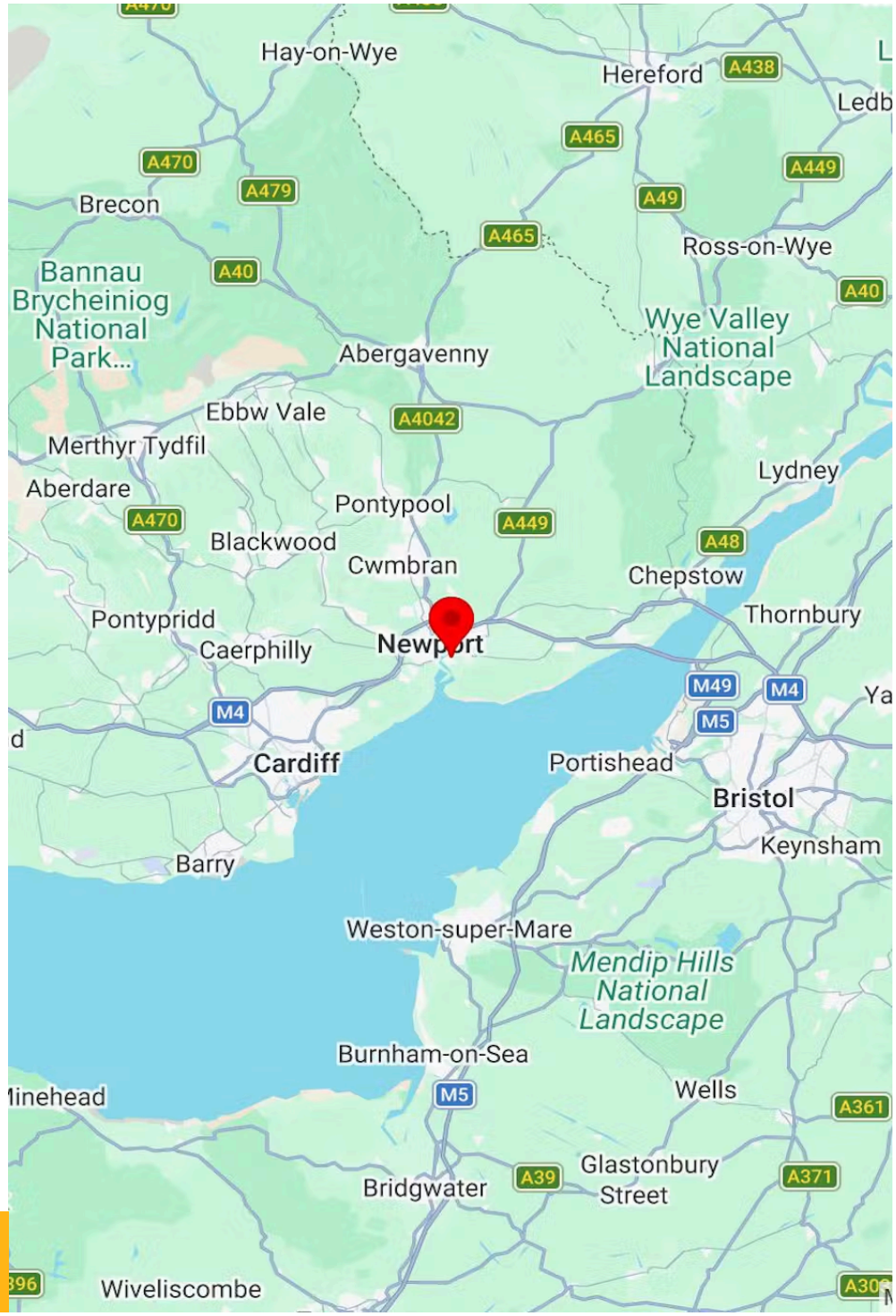
M4	3 miles
A48	3 miles

Cities

Cardiff City Centre	12 miles
Bristol	32 miles

Water

Newport	1.8 miles



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Description

Unit 6 Newport Business Centre is a well located trade counter / light industrial / warehouse unit - available by way of a new full repairing and insuring Lease for a term of years to be agreed.

- Well located modern trade counter / light industrial / warehouse unit
- Mid-terrace unit
- Minimum eaves height 4.5 metres
- Roller shutter door
- LED lighting
- May qualify for an element of small business rates relief - Please contact Newport County Council.

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
6	1,715	159
TOTAL	**1,715**	**159**

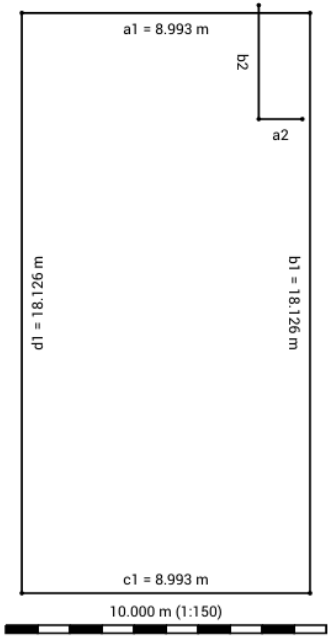
Specification

EPC: D (91)

Lighting Type: LED

Minimum clear internal height (m): 4.5

Loading Doors (Surface level): 1



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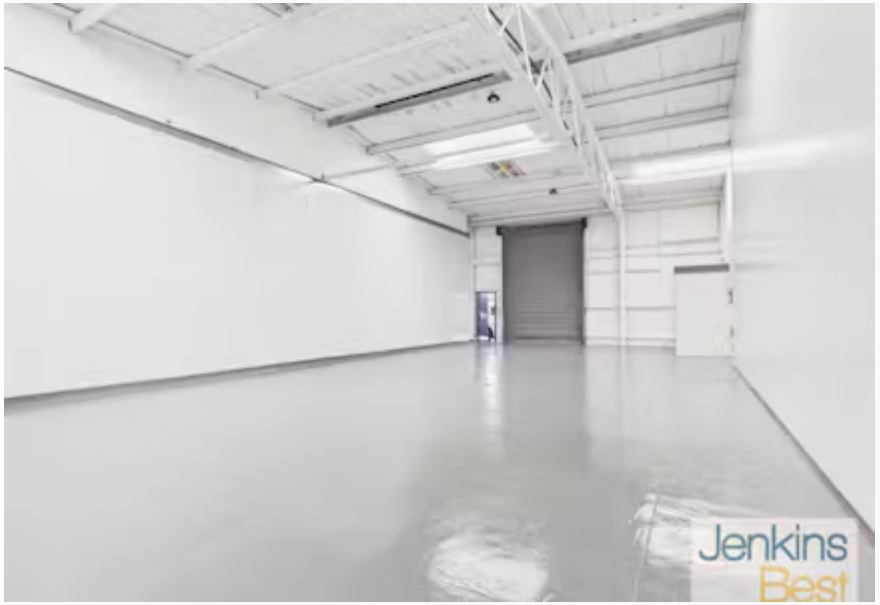
Unit 6, Newport Business Centre,
Newport, NP19 4RF









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what3words

Terms

Unit 6 is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £10,750
Rates Payable: £5,396.50 per annum Based on 2026 Valuation. Unit may qualify for an element of small business rates relief

Service charge

£1,724.24 per annum Budget Year End March 2027

Insurance

£360.04 per annum Premium for Year Ending December 2026

Legal Costs

Each party to bear their own costs

EPC

D (91)

VAT

Applicable

Availability

Available Immediately

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Contact

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Amelia Nicholas
02920 340 033 | 07703 975 677
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Tom Rees
02920 340033 | 07557 161491
tom@jenkinsbest.com

Agencies

Knight Frank (Joint Agent)

7 Ty-Nant Court, Morganstown,
Cardiff, CF15 8LW, UK

029 2034 0033
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For further information, please contact joint agents - Knight Frank

Regulated by RICS

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All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

Any intended purchaser/lessor must satisty itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The vendor/lessor does not make or give and neither Jenkins Best nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.

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.

27/11/2026