



TO LET

Unit 7, Evtol Trading Estate,
Newport, **NP20 2DR**

Well located industrial / business unit with ground floor storage and first floor office accommodation - To Let

- Close proximity to Newport city centre, southern distributor road and M4 Motorway
- Unit current qualifies for an element of small business rates relief
- Trade / business unit with roller shutter door
- 2 No. car parking spaces
- New Lease available



Size

962 sq ft (89.37 sq m)

Rent

£8,500 per annum VAT not applicable

Location

Evtol Trading Estate is located less than 0.5 miles south of Newport City Centre. The Estate is situated in an established business and trade location just off Usk Way, occupiers in the area include Travis Perkins, Greggs, and Plumb Centre. The Estate is located on Frederick Street and benefits from main road frontage and access.

Connectivity

Road

M4	3 miles
A48	1.5 miles



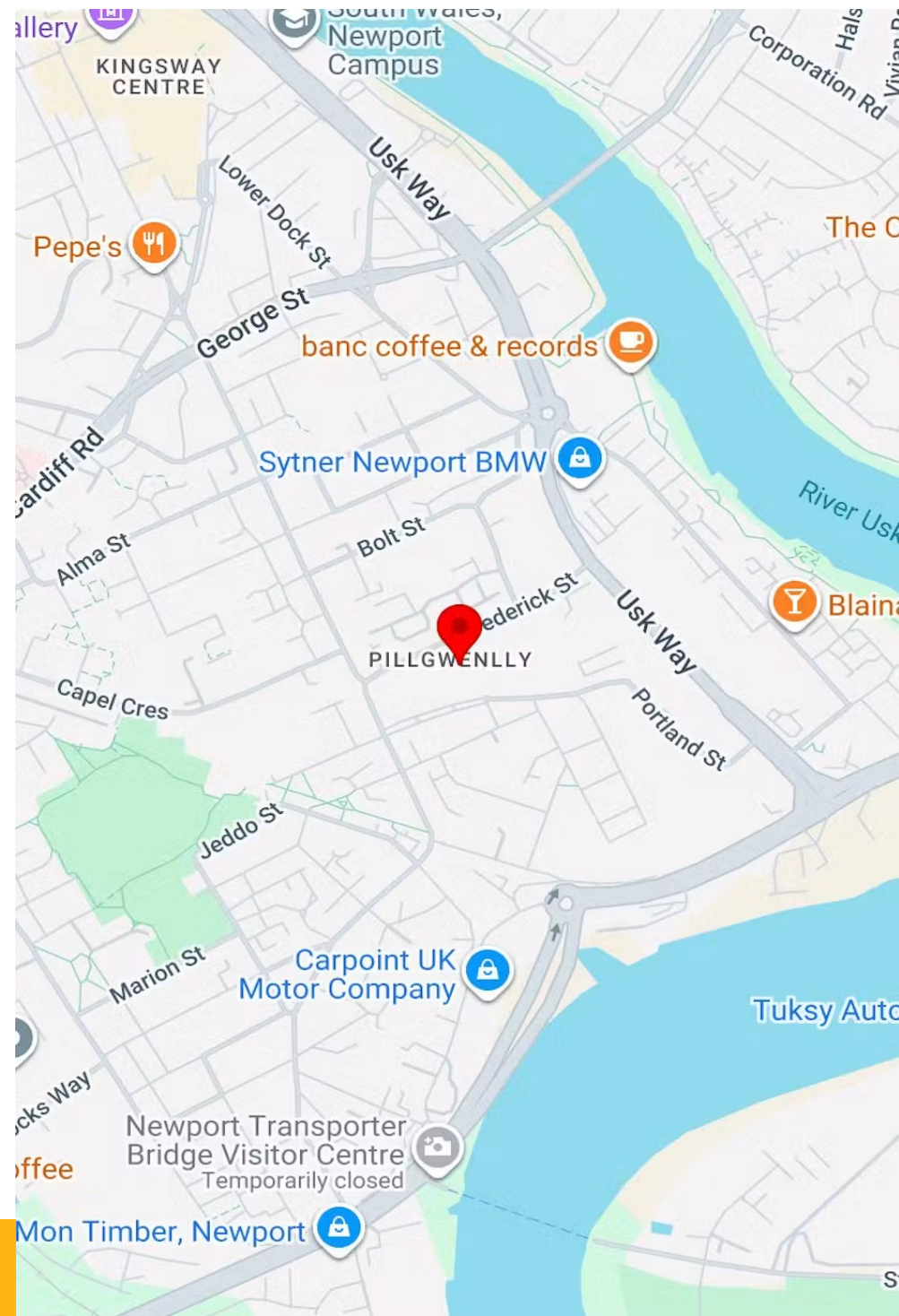
Cities

Cardiff City Centre	15 miles
Bristol	31.9 miles



Water

Newport	1.8 miles
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Description

Unit 7 Evtol Trading Estate is a well located light industrial / trade unit - available by way of a new Lease for a term of years to be agreed.

- Industrial / business unit with storage and office accommodation:
- Minimum eaves height 2.65 metres,
- Maximum eaves height 5 metres
- Manual roller shutter door - height 2.5 metres, width 2.5 metres
- First floor office with WC
- 2 No. car parking spaces

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Industrial	710	66
Office	252	23
TOTAL	962	89

Specification



EPC: E (113)



Loading Doors
(Surface level): 1





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Terms

Unit 7 is available by way of a new Full
Repairing and Insuring Lease for a term of years
to be agreed.

Rent

£8,500 per annum VAT not applicable

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £7,400
Rates Payable: £3,714.80 per annum Based on
2026 Valuation. Qualifies for element of small
business rates relief

Service charge

£1,000 per annum Budget Year End December
2026

Legal Costs

Each party to bear their own costs

EPC

E (113)

VAT

Applicable

Availability

Available Immediately



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