

## INDUSTRIAL TO LET

Unit 1  
Phoenix Business Park, Newport,  
NP19 0LW

5,053.12 sq ft  
(469.45 sq m)

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Unit 1, Phoenix Business Park, Newport, NP19 0LW

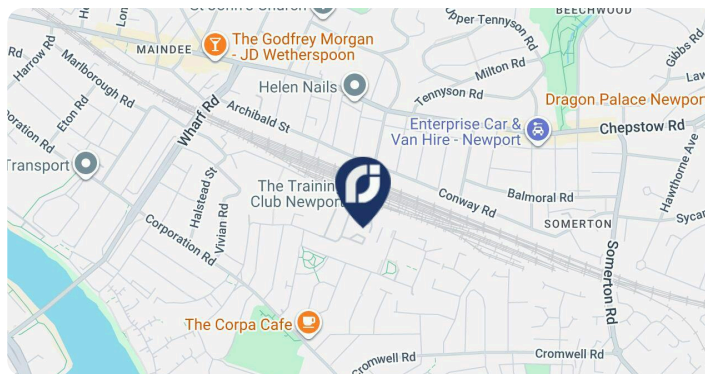


## Availability

Name	Sq ft	Sq m
Ground - Office	740.45	68.79
Ground - Toilets	342.94	31.86
Ground - Workshop	3,969.73	368.80
<b>Total</b>	<b>5,053.12</b>	<b>469.45</b>

## Specifications & Features

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



## 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.

## INSURANCE

The ingoing tenant will be responsible for a fair portion of the Building Insurance. The 25/26 contribution is £1,157 per annum.

## RENT

£40,000 per annum

## BUSINESS RATES

Rateable Value: £36,000

Rates Payable: £20,448 per annum

## LEGAL COSTS

Each party to bear their own costs

## EPC

E

## VAT

## Contact Us



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