



TO LET

Unit 12A Maesglas Industrial Estate,
Newport, **NP20 2NN**

Trade Counter / Industrial Unit

- Adjacent occupiers including Screwfix and Howdens
- Dedicated yard
- Prime trade / industrial / distribution location
- Excellent road links
- End Terrace Unit
- Minimum eaves height 4.3 metres
- Maximum eaves height 6.5 metres
- Electric roller shutter door, 3.8m width, 4.8m height



Size

3,000 sq ft (278.71 sq m)

Rent

£22,500 per annum VAT payable in addition

Location

Maesglas Industrial Estate is located approximately 1.5 miles South of Newport City Centre.

The estate is easily accessible via the Southern Distributor Road (A48), a dual carriageway, which connects J24 and J28 of the M4 motorway.

The estate is accessed via Docks Way and is situated directly opposite the popular 28 East Retail Park.

Connectivity

Cities

Cardiff City Centre	12 miles
Bristol	32 miles



Road

M4	2 miles
A48	2 miles



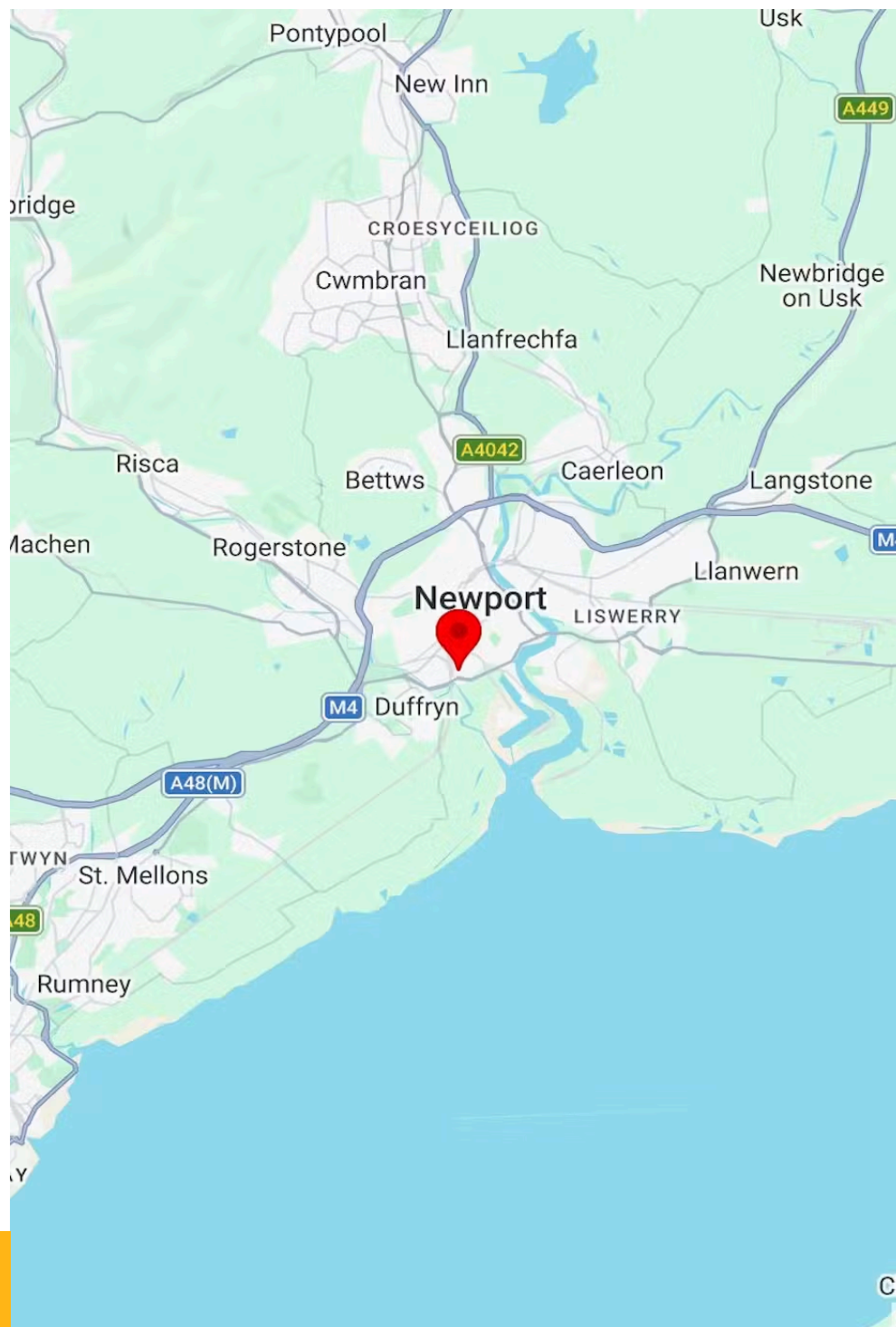
Water

Newport	1.5
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Train Stations

Newport	2 miles
Cardiff Central	15 miles



Description

Maesglas Industrial Estate is a prime trade / commercial location in Newport.

The Estate comprises a total of 27 units consisting of detached and terraces of units set within a landscaped site. It benefits from out-of-hours manned security and several on-site communal car parks.

The Estate has attracted numerous national occupiers including Screwfix, Howdens, Plumbase and Royal Mail.

- Mid-terrace unit
- Minimum eaves height 4.3 metres
- Maximum eaves height 6.5 metres
- Electric roller shutter door, 3.8m width, 4.2m height
- LEDs
- Ground Floor and First Floor Office content with WCs
- Virtual tour available

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Unit 12A	3,000	279
TOTAL	3,000	279

The accommodation comprises the following areas:

Specification

 EPC: E (122)

 Lighting Type: Surface mounted

 Maximum clear internal height (m): 6.5

 Loading Doors (Surface level): 1

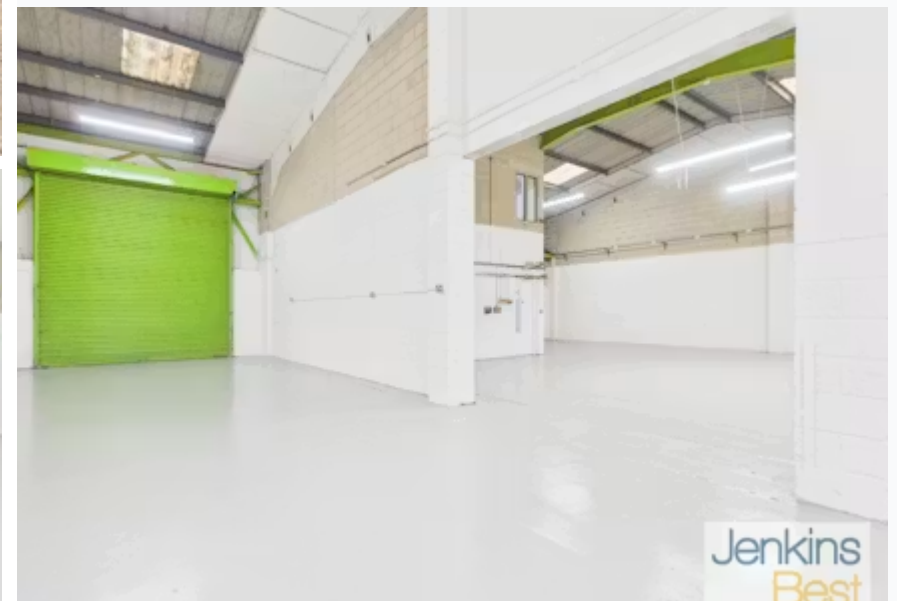
 Minimum clear internal height (m): 4.3

 Car Parking





Unit 12A Maesglas Industrial Estate,
Newport, NP20 2NN



Sat Nav. NP20 2NN



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Viewings

Please contact Jenkins best

Rent

£22,500 per annum VAT payable in addition

Lease Terms

New Lease

Business rates

Rateable Value: £21,750

Rates Payable: £12,354 per annum Based on 2026 Valuation

Legal Costs

Each party to bear their own costs

EPC

E (122)

VAT

Applicable

Availability

Available Immediately

Contact

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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.