



14 TO LET
2,021 SQ FT
/NDURENT
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TO LET

Unit 13, Estuary Court,
Newport, NP19 4SX

Industrial / Warehouse To Let - Coming Soon

- Modern, end-terrace unit
- Integral office accommodation with WC facilities
- LED lighting
- Disabled WC and kitchenette unit
- Forecourt car parking
- Roller shutter door access 3.1m wide 3.6m high
- Min Eaves 4.3m Max Eaves 5.4m

Size

661 sq ft (61.41 sq m)

Rent

Rent on application

Location

Newport is the third largest city in Wales and acts as the commercial/business centre for the majority of South East Wales.

Estuary Court is situated within Queensway Meadows Industrial Estate, which is one of the principal established industrial estates in Newport. The estate is approximately 3 miles to the south-east of the city centre and 15 miles to the east of Cardiff.

The estate is located in close proximity to the new Southern Distributor Road (SDR) which provides direct access to Junction 28 of the M4 motorway.

Connectivity

Road

J.24 M4	3.4 miles
Queensway	0.3 miles
Meadow (A4810)	



Train Stations

Newport Station	3.7 miles
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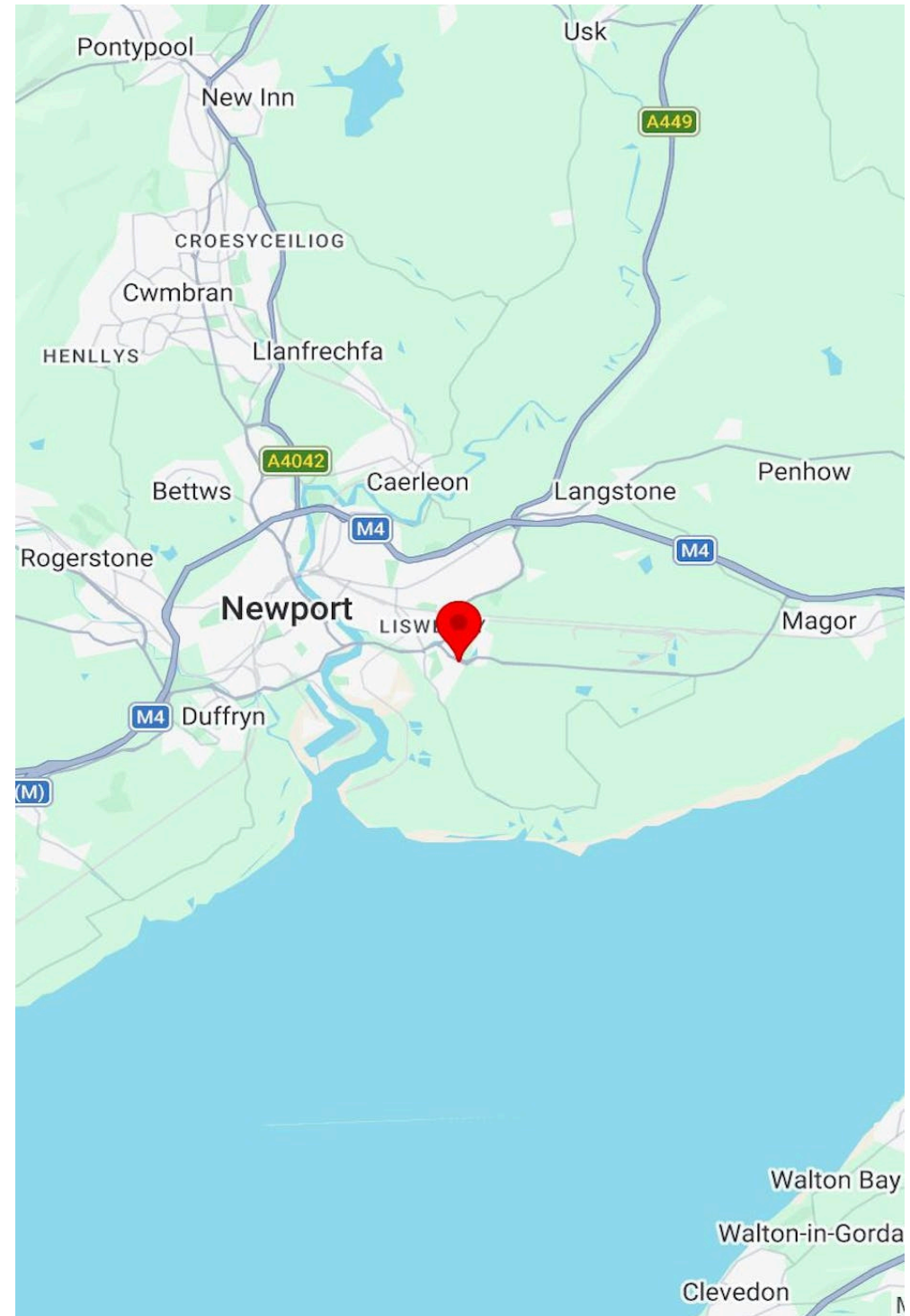
Airports

Cardiff Airport	29.5 miles
Bristol Airport	32.2 miles



Water

Port of Newport	3.1 miles
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Description

The unit provides modern, light industrial/business space that has been built to a high specification and is well suited for a range of uses including storage, light industrial or manufacturing. This is a popular and busy trading location and this unit provides the perfect working environment for small or growing businesses or simply those in need of more space.

- Well located high quality industrial/warehouse unit
- Steel portal frame
- Integral offices
- LED lighting
- Kitchenette
- Fire alarm
- Car Parking
- Generous forecourt areas

Specification



EPC: C (65)



Minimum clear internal height (m): 4.3



Recently refurbished



Lighting Type: LED



Loading Doors (Surface level): 1



Maximum clear internal height (m): 5.4



Kitchenette

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Terms

Available on a new Internal Repairing lease for a term of years to be agreed.

Rent

Rent on application

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £6,400

Rates Payable: £3,635.20 per annum Based on 2026 Valuation

Service charge

£868.01 per annum Budget Year End Dec 2025

Legal Costs

Each party to bear their own costs

EPC

C (65)

VAT

Applicable

Availability

Available Q4 2025

Contact

Tom Rees

07557 161491

tom@jenkinsbest.com

Craig Jones

07867 393494

craig@jenkinsbest.com

Amelia Nicholas

07703 975 677

amelia@jenkinsbest.com

Henry Best

07738 960012

henry@jenkinsbest.com

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

029 2034 0033

jenkinsbest.com

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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.