



To Let

Preliminary Details
Well Located Warehouse / Industrial Unit With
Port and Rail Connectivity.

- Strategic South East Wales location
- Prominent position fronting Usk Way / SDR
- Close proximity to M4 and Newport city centre
- Dockside Access / Facilities available

Neptune Works, Usk Way

Port of Newport, Newport, NP20 2SS

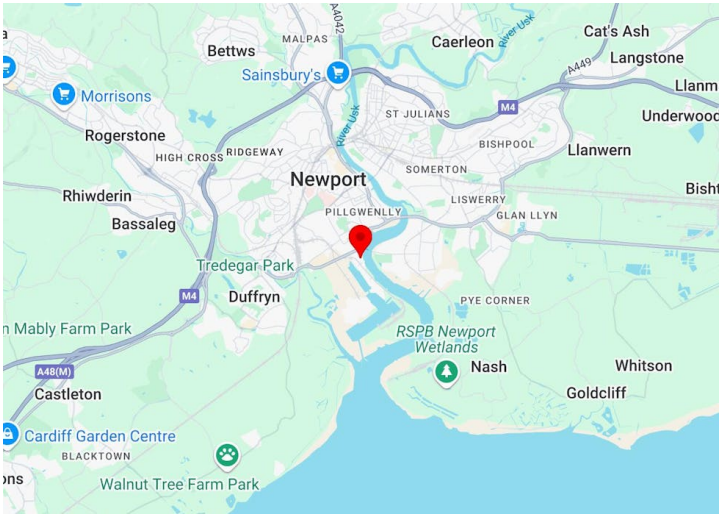
91,171 sq ft

8,470.06 sq m

Reference: #271396

Neptune Works, Usk Way

Port of Newport, Newport, NP20 2SS



Summary

Available Size	91,171 sq ft / 8,470.06 sq m
EPC	B (50)

Description

Well located self-contained warehouse / industrial facility within the Port of Newport, South Wales. Excellent road links via the Newport Southern Distributor Road and the M4 Motorway. Available Q2 2024 - subject to refurbishment

Location

The property is strategically located at Port of Newport, directly accessed via road from the Newport Southern Distributor Road. The SDR provides an excellent link to the M4 Motorway at Junctions (28) West and (24) East. The Port also benefits from rail and sea access making this a strategic multi-modal transport location.

Specification

- Strategic South East Wales location
- Prominent position fronting Usk Way / SDR
- Close proximity to M4 and Newport city centre
- Dockside Access / Facilities available
- Rail connectivity
- 24 Hour security / access / operation
- Detached unit on self-contained site
- Warehouse - min. eaves 7 metres
- 6 No. level loading doors
- Large external yard area (c. 1.1 acres)

Accommodation

The premises comprises a warehouse / industrial unit totaling 8,470 sq m (91,171 sq ft), with a site / yard area of approximately 1.1 acres.

Terms

The property is available by way of a new Lease for a term of years to be agreed.

Rateable Value

Rateable Value - to be re-assessed subject to completion of sub-division works.

Estate Service Charge / Building Insurance

Each occupier contributes towards the cost of maintaining the common areas of the Port Estate. Estate Service Charge contribution to be confirmed.

Legal Costs

Each party responsible for their own legal costs.

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