



TO LET

Unit 2 Stephenson Street,
Newport, **NP19 4XB**

Well located warehouse / industrial unit in close proximity to the SDR and M4 Motorway.

- Established distribution / industrial location - close proximity to SDR and M4 Motorway
- Unit located at estate entrance
- Minimum eaves height 6.1 metres, maximum 7.32 metres
- 1 No. level electric roller shutter doors, width 4.5 metres, height 5 metres
- Large concrete loading yard / area and car park



Size

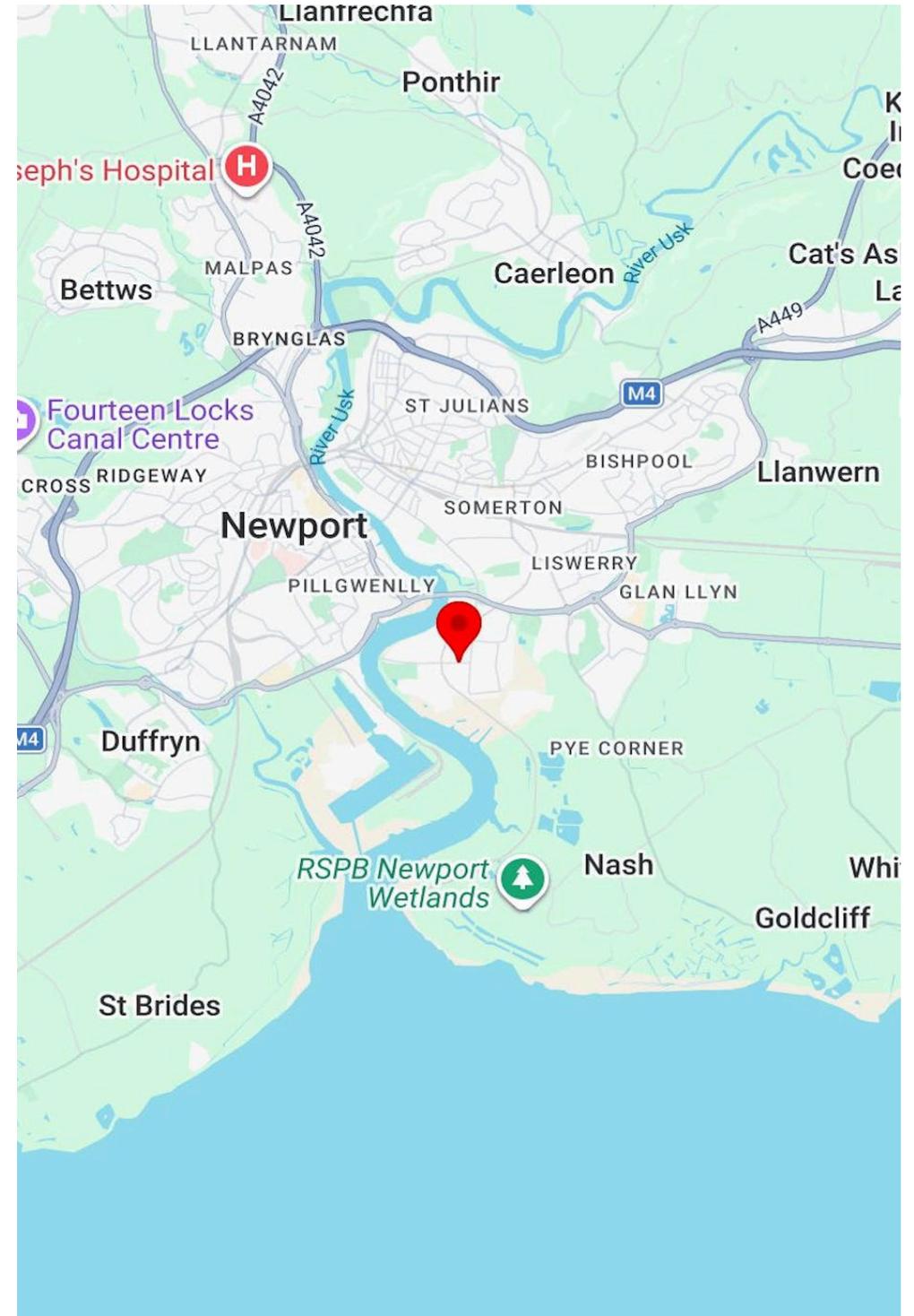
6,884 sq ft (639.54 sq m)

Rent

£51,630 per annum plus VAT

Location

Stephenson Street is an established industrial and distribution estate located approximately 1.5 miles to the south east of the city centre of Newport. Corporation Road links to the Newport southern distributor road providing excellent road links to the M4 via junctions 24 to the east and 28 to the west. The estate is in close proximity also to ABP Port of Newport and Newport Retail Park.



Description

High quality distribution warehouse / light industrial unit benefitting from excellent road links.

Specification



EPC: C (63)

Unit 2 Stephenson Street,
Newport, **NP19 4XB**



Rent

£51,630 per annum plus VAT

Lease Terms

New Lease New Lease available for a term of years to be agreed

Business rates

Rates Payable: To be re-assessed

Service charge

£2,688.80 per annum Exclusive, budget contribution for year ending March 2026

Insurance

£2,076 per annum Current annual building insurance premium - recharged to the Tenant

Legal Costs

Each party to bear their own costs

EPC

C (63)

VAT

Applicable

Availability

Available Immediately

Contact

Henry Best

07738 960012

henry@jenkinsbest.com

Craig Jones

07867 393494

craig@jenkinsbest.com

Amelia Nicholas

07703 975 677

amelia@jenkinsbest.com

Tom Rees

07557 161491

tom@jenkinsbest.com

Joint Agents

Mr Rhys Price

02920440951 | 07974366099

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

029 2034 0033

jenkinsbest.com

Jenkins
Best
jenkinsbest.com



Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.

All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The vendor/lessor does not make or give and neither Jenkins Best nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.

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.