



TO LET.

Unit 18, Newport Business Centre, Stephenson Street, NP19 4RF.

Industrial / Warehouse Unit.

2,306 sq ft (214.2 sq m).

Location.

Newport Business Centre 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 also within close proximity to ABP Port of Newport and Newport Retail Park.

Description.

A mid terrace industrial / warehouse unit comprising:

- Minimum eaves height of 4.5m
- Level access roller shutter door 4.18 (w) x 4.14 (h)
- WC facilities

Terms.

The unit is available on a new Full Repairing Lease for a term of years to be agreed.

Rent.

£13,836 per annum.

Service Charge.

£1,404.51 per annum (year ending March 2024).

Please note, the estate service charge relates to costs incurred in maintaining the common area of the estate.

Building Insurance.

The Landlord ensures the estate under a UK wide policy. Details are available on request.

EPC.

The property has an EPC rating of D (85).

Business Rates.

Rateable Value – £11,000

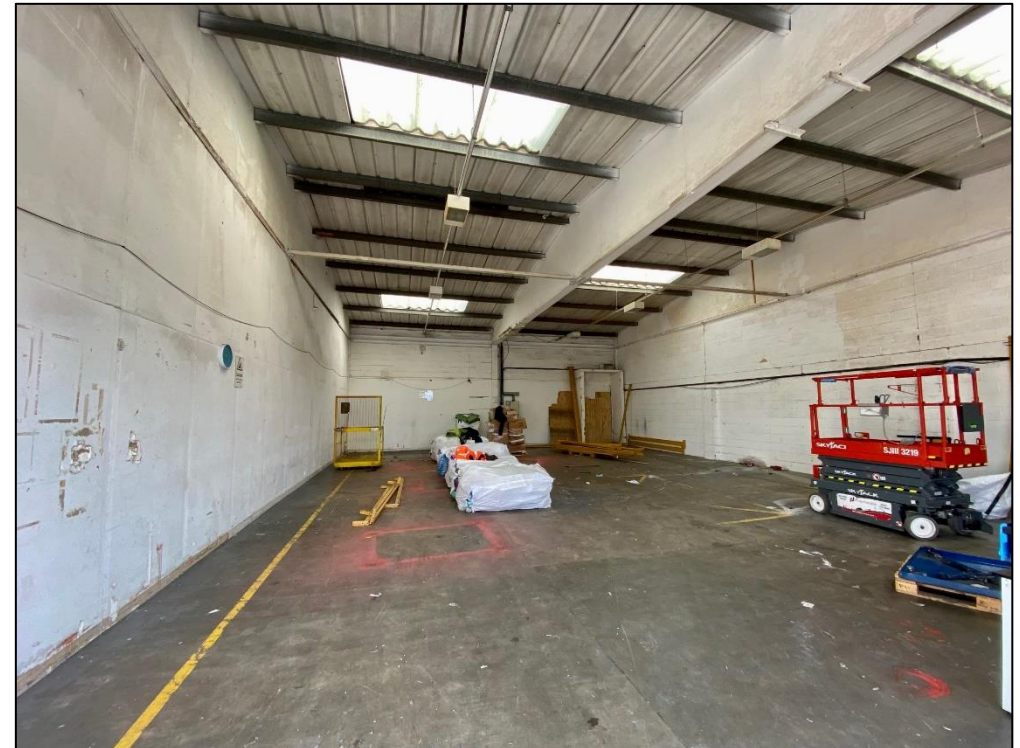
Rates payable – £5,885 (2023 multiplier).

Services.

The unit benefits from three phase electricity and mains water.

VAT.

VAT is applicable on all costs.



Contact.

For further information, or to arrange a viewing, please contact Neil Francis or Emily Wilson. Alternatively, you can contact joint agents Jenkins Best or Cooke & Arkwright.



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October 2023- SUBJECT TO CONTRACT

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Photographs dated October 2023

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