



# TO LET

Trade Counter/ Warehouse  
Units / Storage Units

Newport Business Centre,  
Stephenson Street,  
NP19 4RF

400 sq ft – 1,601 sq ft



Your partners in property

## 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

The units are prominently located warehouse / Trade Counter units of the specification includes;

- Level Loading Roller shutter door
- Good car parking provision
- 3 phase power available

## Accommodation

Availability from 400 sq ft – 1,601 sq ft.

## Terms

The units are available on a new Full Repairing and Insuring lease for a term of years to be agreed.

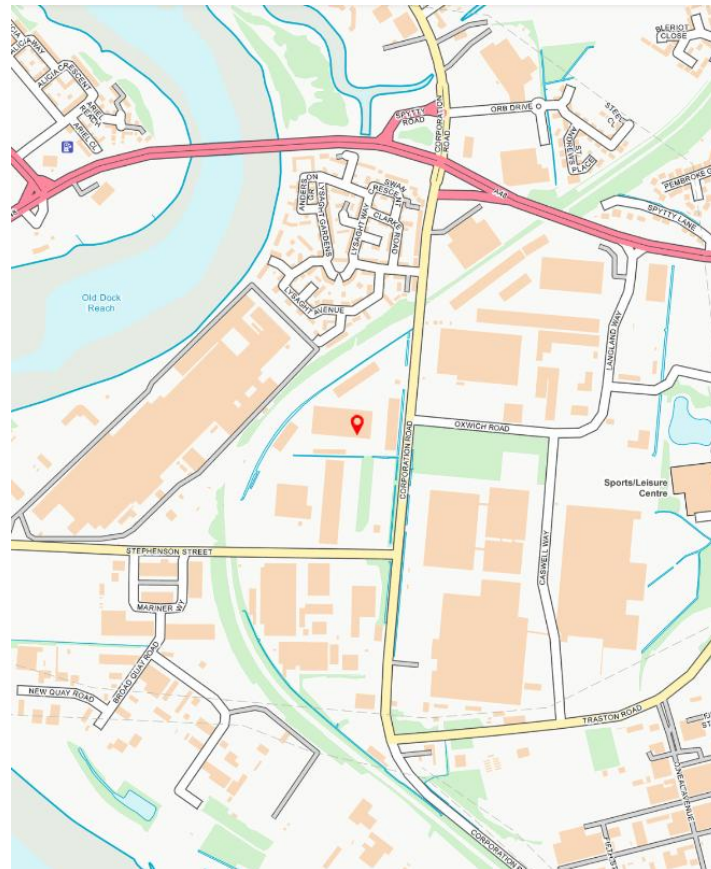
## Service Charge & Insurance

A service charge will be levied to cover the cost of the maintenance and upkeep of the common parts of the estate.

The landlord insures the building and recovers the premium from the Tenant.

## VAT

VAT is applicable on all costs.



# Availability Schedule

Unit	Size (Sq Ft)	Quoting Rent PSF	Quoting Rent P.A	Rateable Value	Rates payable	EPC	Status
Unit S3	400	£10.00	£4,000	£1,950	£1,108	TBC	Available
Unit S4	600	£10,00	£6,000	£2,950	£1,676	TBC	Available
Unit 25	1,601	£9.00	£14,500	£11,250	£6,390	D/97	Under Offer

# Contact



For further information, or to arrange a viewing, please contact knight Frank or joint agents Jenkins Best:



**RHYS PRICE**

07974 366099

[rhys.price@knightfrank.com](mailto:rhys.price@knightfrank.com)

**KATE MAFFEY**

07977 759501

[kate.maffey@knightfrank.com](mailto:kate.maffey@knightfrank.com)

MARCH 2026 - SUBJECT TO CONTRACT

## Disclaimer:

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance. It does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2026 Photographs dated August 2025.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.