

Industrial

# Unit 7-8 | Estuary Court

📍 Queensway Meadows Industrial Estate, NP19 4SX

## Unit 7-8 | 11,314 sq ft

Well located, high quality industrial unit to rent - Unit 7-8

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.

Lease Type

New



### ✔ Unit Summary

- High level lighting - CAT 2
- WC facilities
- Dado trunking for data and telephone cabling
- Ample car parking
- 3 phase electricity
- Intruder alarm and CCTV
- Fire alarm system

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£60,000.00	£5.30
Rates	£25,778.00	£2.28
Maintenance Charge	£13,000.00	£1.15
Insurance	£1,100.00	£0.10
<b>Total Cost</b>	<b>£99,878.00</b>	<b>£8.83</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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## Location

Excellent location



### Road

Benefits from excellent road communications, with Newport city centre 3.5 miles to the west and J24 of the M4 3.35 miles to the north east.



### Airport

Bristol 16.3m, Cardiff 21.1m



### Rail

Newport (S Wales) 2.7m, Rogerstone 5.5m, Cwmbran 6.6m

## Additional Information

Planning Class	B1
Lease Summary	The unit is available on a new Internal Repairing and Insuring (IRI) lease for a period to be agreed.
Viewings	Strictly by prior appointment with the agents.
Legal Costs	Each party is responsible for their own legal costs.
EPC	available on request

## Key Contacts



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