

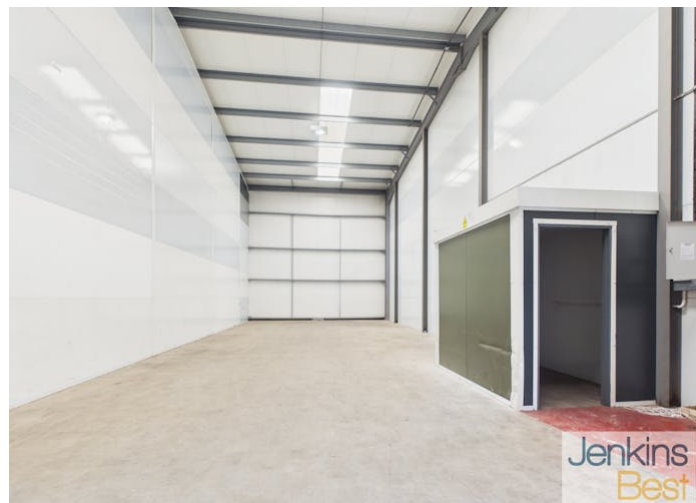


TO LET

Unit 25, Newport Business Centre,
Newport, **NP19 4RF**

Industrial / Warehouse To Let on popular estate

- Established industrial and distribution location
- Close proximity to Newport southern distributor road and M4 Motorway
- Modern trade counter / light industrial / warehouse unit
- Steel portal frame construction
- Electric roller shutter door
- Minimum eaves height 6.1 metres, maximum eaves height 7.25 metres
- Unit may qualify for an element of small business rates relief
- New full repairing and insuring Lease available



Size

1,575 sq ft (146.32 sq m)

Rent

£14,175 per annum plus VAT

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 in close proximity also to ABP Port of Newport and Newport Retail Park.

Connectivity

Road

M4	3 miles
A48	3 miles



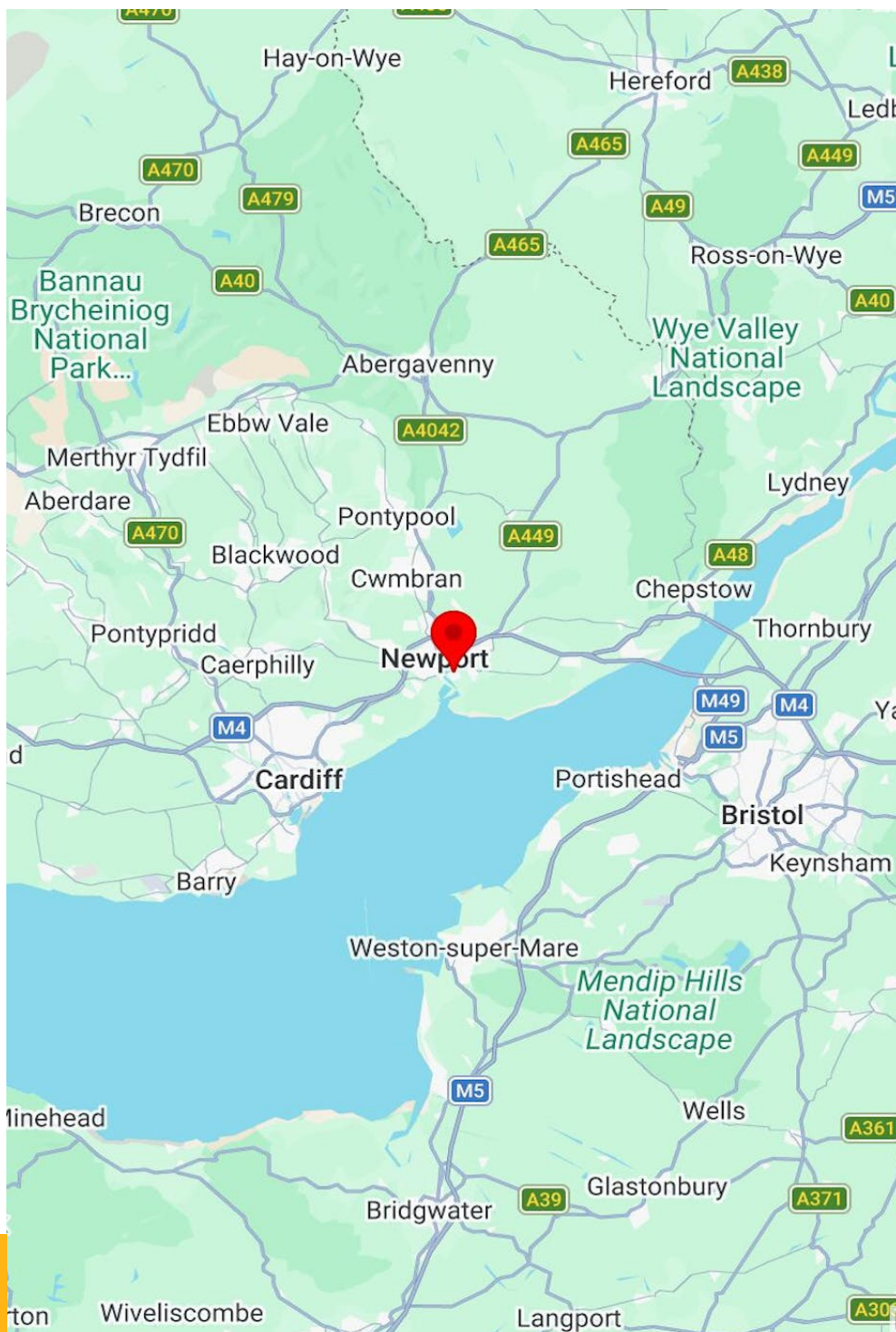
Cities

Cardiff City Centre	12 miles
Bristol	32 miles



Water

Newport	1.8 miles
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Description

Unit 25 Newport Business Centre is a well located trade counter / light industrial / warehouse unit - available by way of a new full repairing and insuring Lease for a term of years to be agreed.

- Well located modern trade counter / light industrial / warehouse unit
- Mid-terrace unit
- Minimum eaves height 6.1 metres,
- Maximum eaves height 7.25 metres
- Electric roller shutter door
- LED lighting
- GF Office with WC
- May qualify for an element of small business rates relief - Please contact Newport County Council.

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
25	1,575	146
TOTAL	1,575	146

Specification



EPC: D (97)



Maximum clear internal height (m): 7.5



Loading Doors
(Surface level): 1



Minimum clear internal height (m): 6.1



Lighting Type: LED



Unit 25, Newport Business Centre,
Newport, NP19 4RF



Sat Nav. NP19 4RF



///chained.cubs.banana



what3words

Sat Nav. NP19 4RF

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Terms

Unit 25 is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

Rent

£14,175 per annum plus VAT

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £11,250
Rates Payable: £6,390 per annum Based on 2026 Valuation. Qualifies for element of small business rates relief

Service charge

£1,520 per annum Budget Year End March 2026

Insurance

£430 per annum Approximate Premium for Year Ending December 2024

Legal Costs

Each party to bear their own costs

EPC

D (97)

VAT

Applicable

Availability

Available Immediately

Contact

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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.

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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.