



TO LET

Unit A, Boss Works,
Newport, **NP19 0RB**

Well located industrial / warehouse unit - cost effective accommodation

- Located in close proximity the Newport SDR and M4 Motorway
- 4 No. level loading doors
- External yard area
- Rent from £3.50 per sq ft Excl.
- No estate service charge applicable
- Flexible terms considered



Size

55,000 sq ft (5,109.67 sq m)

Rent

£192,500 per annum VAT payable in addition

Location

Boss Works is situated on Stephenson Street in an established industrial area of Newport. Located 1.5 miles south east of the city centre and close to the Port of Newport and Newport Retail Park. It provides easy access to the Newport Southern Distributor Road with Junction 23A of the M4 approximately 7.3 miles to the east and J.28 approximately 4.2 miles to the west.

Connectivity

Road

A48 (Southern Distributor Road)	0.2 miles
M4 Junction 28	4.2 miles



Train Stations

Newport Station	1.5 miles
-----------------	-----------



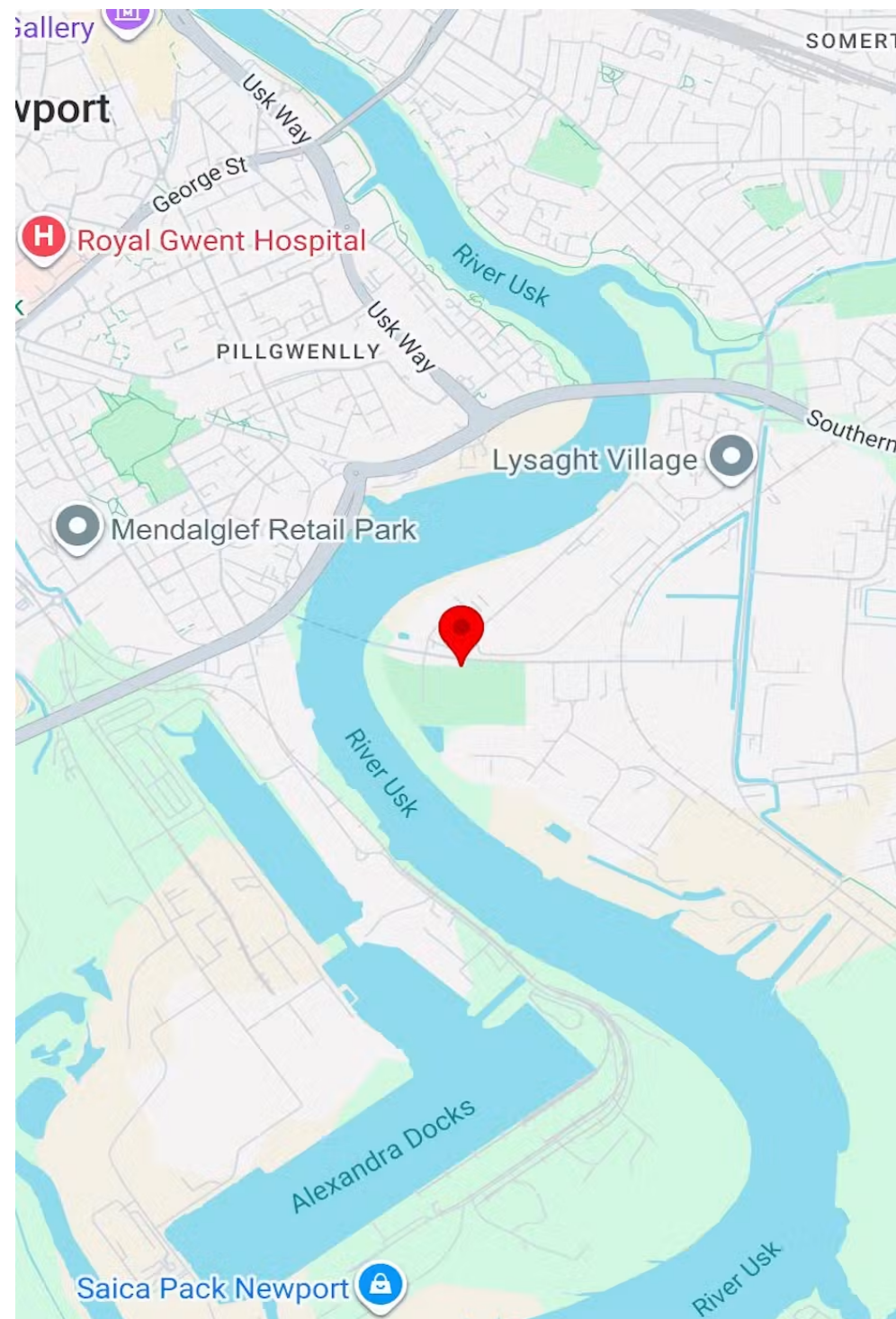
Airports

Cardiff Airport	24 miles
-----------------	----------



Water

Port of Newport	1 mile
-----------------	--------



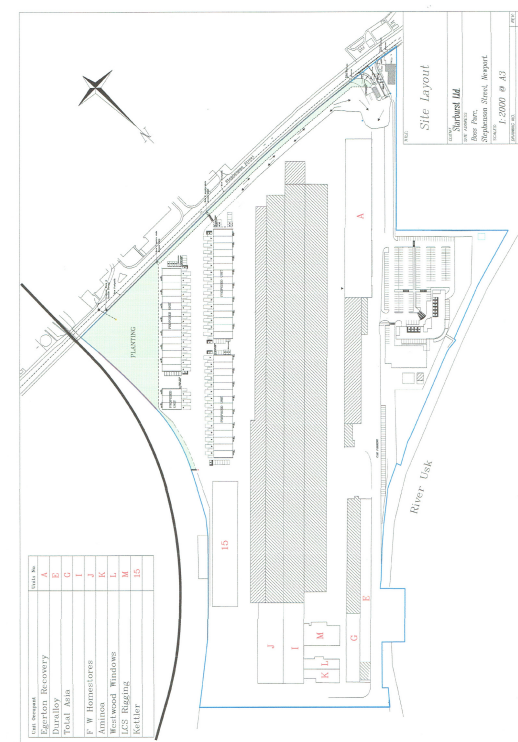
Unit A provides functional industrial / warehouse space with multiple points of access - 4 No. level roller shutter doors. The unit benefits from an external yard area.

EPC: EPC exempt -
EPC has been
commissioned, will be
available in less than
28 days



	sq ft (Approx GIA)	sq m (Approx GIA)
Unit A	55,000	5,110
TOTAL	55,000	5,110

The accommodation comprises the following areas:





Unit A, Boss Works,
Newport, **NP19 0RB**

Rent

£192,500 per annum VAT payable in addition

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £165,000

Rates Payable: £84,975 per annum based on April 2026 Valuation

Service charge

n/a

Insurance

£10,000 per annum Current annual building insurance premium

Legal Costs

Each party to bear their own costs

EPC

EPC exempt - EPC has been commissioned, will be available in less than 28 days

VAT

Applicable

Availability

Available July 2026

Contact

Henry Best

07738 960012

henry@jenkinsbest.com

Hayley Macentee

02920340033

hayley@jenkinsbest.com

Craig Jones

02920 34 00 33 | 07867 393494

craig@jenkinsbest.com

Agencies

Knight Frank (Joint Agent)

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

029 2034 0033

jenkinsbest.com

**Jenkins
Best**
jenkinsbest.com

For further information, please contact joint agents - Knight Frank



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.