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Industrial

40,585 sq ft (3,770.47 sq m)



TO LET

Units 22-26, Queensway Meadows Industrial Estate, Newport, NP19 4SQ

COMING SOON - TO BE REFURBISHED - Prime South East Wales industrial / distribution location - 40,585 sq ft unit on a 2.96 acre site

- Located at Queensway Meadows Industrial Estate
- Excellent road access to Junctions 24 and 25 of the M4 Motorway
- Industrial / distribution unit - total Gross Internal Area 40,585 sq ft (3,770.4 sq m)
- Total site area of 2.96 acres (low site density circa 27% site cover)
- 7 No. level loading doors - Cross Flow Access
- Minimum eaves height 6.1 metres
- Large yard area and 48 car parking spaces

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Size

40,585 sq ft (3,770.47 sq m)

Location

The property is situated on the established Queensway Meadows Industrial Estate, around 2 miles southeast of Newport city centre. It benefits from excellent road connectivity via the A48 (Southern Distributor Road), linking Junctions 24–28 of the M4, and the A4810, which provides dual carriageway access to Junction 23A (Magor). Access is via the A4810 through Meadows Road, connecting to Estuary and Freshwater Roads.

Nearby amenities include Newport Retail Park and Leisure Park, both within 300m, while the Celtic Manor Resort and ICC Wales are approximately 2 miles away. The £1bn Glan Llyn redevelopment lies around 500m to the northeast, delivering a major mixed-use scheme including 4,000 homes and 100 acres of employment space, now home to occupiers such as Amazon and CAF Rail.

Connectivity

Road

J.24 M4	3.4 miles
Queensway Meadow (A4810)	0.3 miles

Train Stations

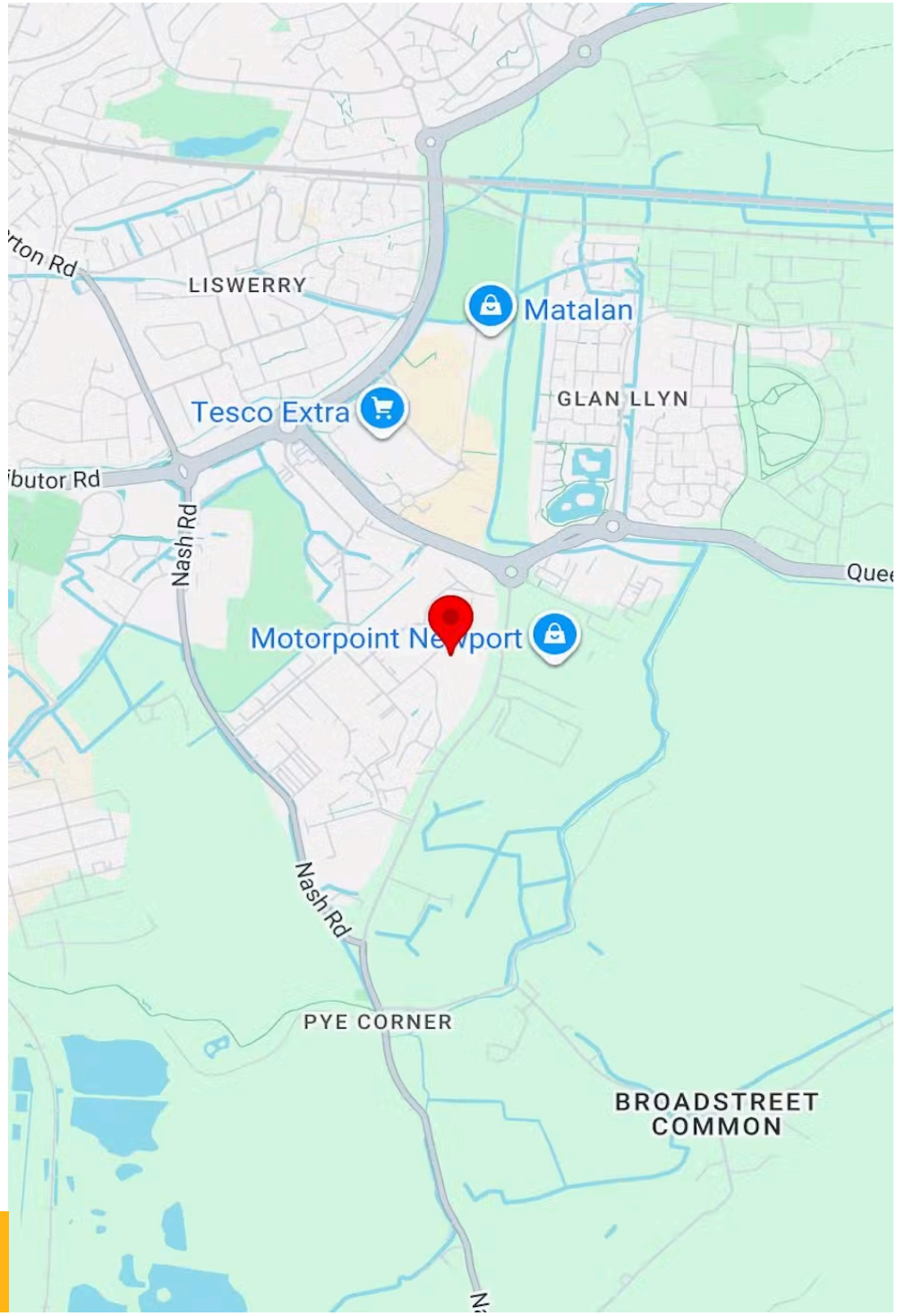
Newport Station	3.7 miles

Airports

Cardiff Airport	29.5 miles
Bristol Airport	32.2 miles

Water

Port of Newport	3.1 miles



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Description

The property comprises a prominently positioned industrial/distribution unit, currently undergoing comprehensive refurbishment. The unit will offer high-quality open-plan warehouse accommodation with a minimum eaves height of 6.25 metres and a maximum eaves height of 8.25 metres.

Access is provided via 7 level loading doors arranged to allow full cross-flow loading, making it well suited to logistics and distribution occupiers. Externally, the property benefits from a large secure yard and 48 dedicated car parking spaces.

The unit will provide a modern, efficient working environment upon completion, suitable for a range of industrial and distribution uses.

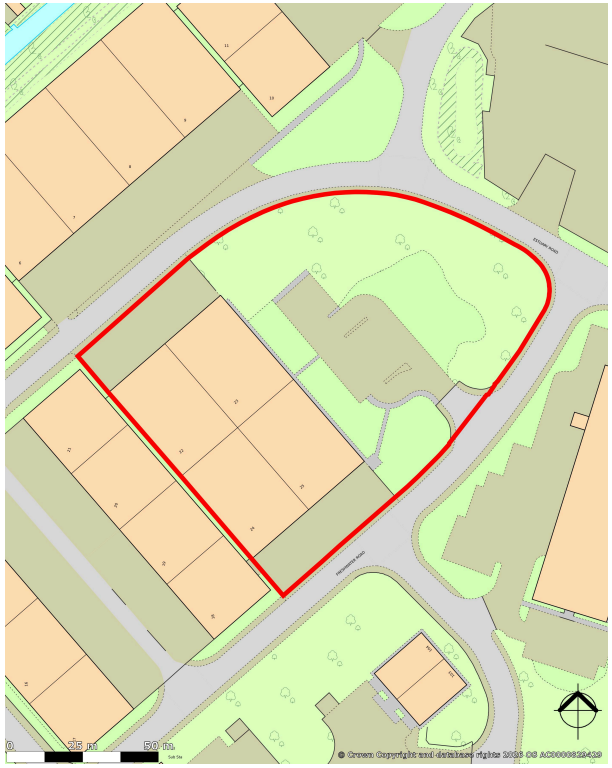
Specification

- EPC: C (65)
- Eaves Height (m): 6.1
- Total parking spaces: 48
- Loading Doors (Dock level): 7
- Car Parking

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Units 22-26	40,585	3,770
TOTAL	**40,585**	**3,770**

The accommodation comprises the following areas:



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Units 22-26, Queensway Meadows Industrial Estate,
Newport, NP19 4SQ






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Lease Terms

New Lease New Lease available for a term of years to be agreed.

Business rates

Rateable Value: £171,000
Rates Payable: £2.17 per sq ft based on April 2026 Valuation

EPC

C (65)

Availability

Available Q1 2027

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Regulated by RICS

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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.

01/10/2026