Jenkins Best

Land
TO LET



Site A2, East Way Road, Port of Newport, Newport, NP20 2WD

Strategic open storage site

Summary

Tenure	To Let
Available Size	0.75 Acres / 0.30 Hectares
Rent	£45,000 per annum
Service Charge	Annual estate service charge contribution to be confirmed
Business Rates	N/A
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Key Points

- Strategic South Wales location
- Dockside Access / Facilities available
- Located within Port Estate - via manned Security Gate / Entrance
- Located within Associated British Ports - Port of Newport
- Excellent Road Links via Newport Southern Distributor Road and M4 Motorway
- 24 Hour access / operation

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Summary

Available Size	0.75 Acres
Rent	£45,000 per annum
Business Rates	N/A
Service Charge	Annual estate service charge contribution to be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Annual property insurance premium to be confirmed
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Description

Well located self-contained site located within secure port estate benefitting from 24 hour access.

Location

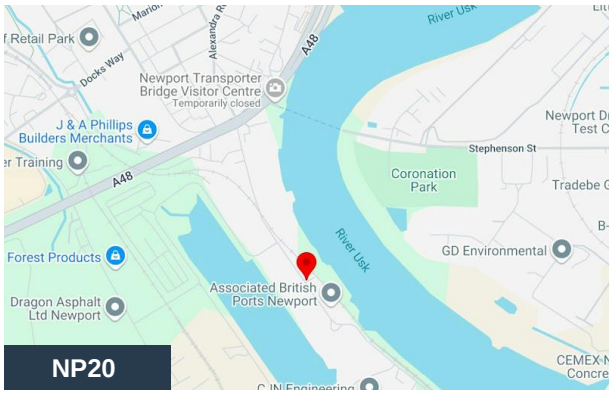
The property is strategically located at Port of Newport, directly accessed via road from the Newport Southern Distributor Road. The SDR provides an excellent link to the M4 Motorway at Junctions (28) West and (24) East. The Port also benefits from rail and sea access making this a strategic multi-modal transport location.

Specification

Open storage site. within fenced compound.
Electric and water available.
2 Points of access (road)

Terms

The property is available by way of a new Lease for a term of years to be agreed.







Viewing & Further Information



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