

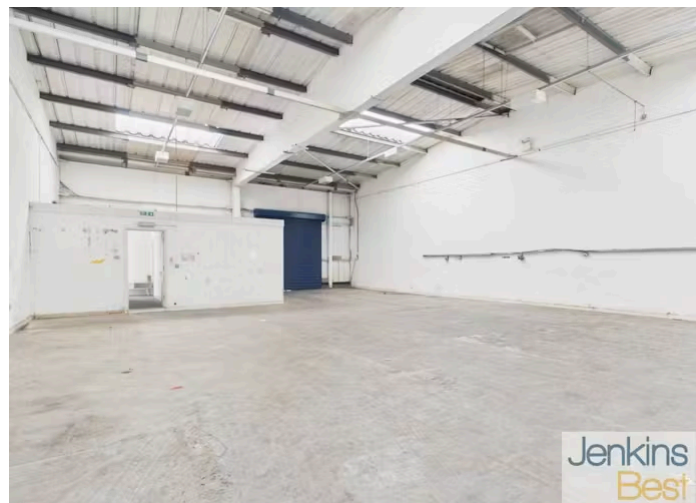


TO LET

Unit 17, 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 4.5 metres
- New full repairing and insuring Lease available



Size

2,306 sq ft (214.23 sq m)

Rent

£15,000 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



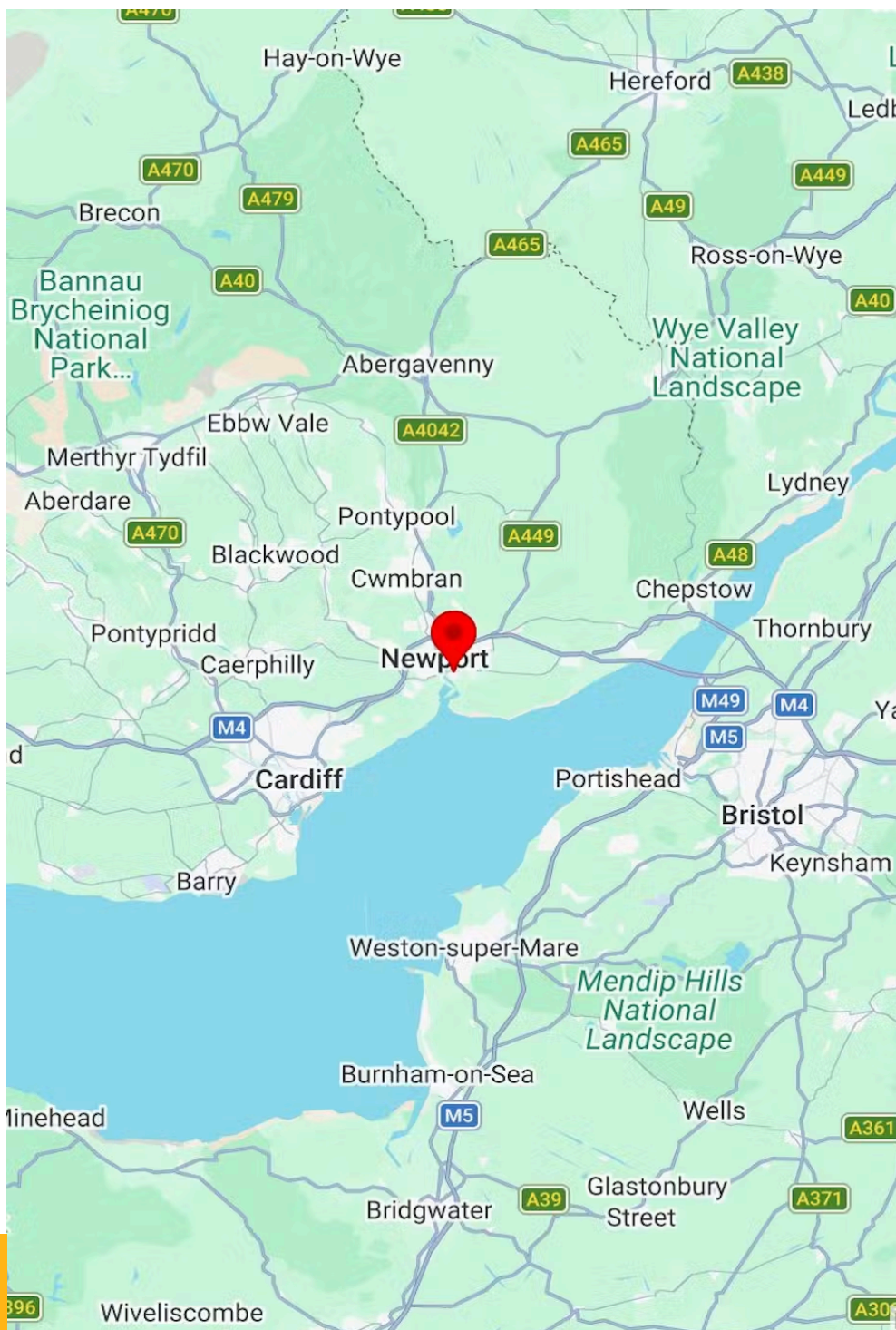
Cities

Cardiff City Centre	12 miles
Bristol	32 miles



Water

Newport	1.8 miles
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Description

Unit 17 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 4.5 m
- Roller shutter door
- GF Office with WC

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Unit 17	2,306	214
TOTAL	2,306	214

Specification



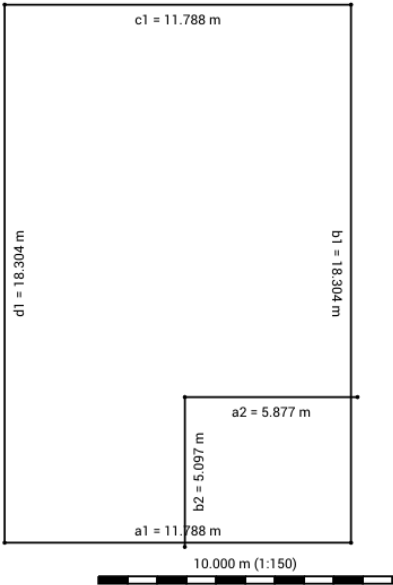
EPC: C (54)



Loading Doors
(Surface level): 1



Minimum clear internal
height (m): 4.5



Unit 17, Newport Business Centre,
Newport, **NP19 4RF**



Sat Nav. NP19 4RF



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what3words

Terms

Unit 17 is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

Rent

£15,000 per annum plus VAT

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £13,250

Rates Payable: £6,651.50 per annum Based on 2026 Valuation.

Service charge

£2,318.43 per annum Budget Year End March 2027

Insurance

£484.11 per annum Premium for Year Ending December 2026

Legal Costs

Each party to bear their own costs

EPC

C (54)

VAT

Applicable

Availability

Available Immediately

Contact

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Agencies

Knight Frank (Joint Agent)

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**Jenkins
Best**
jenkinsbest.com

For further information, please contact joint agents - Knight Frank



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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.

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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.