



TO LET

Unit S1 and S2, Newport Business Centre,
Newport, **NP19 4RF**

Storage Unit Available 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
- Roller shutter door
- New full repairing and insuring Lease available



Size

1,825 sq ft (169.55 sq m)

Rent

£14,000 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



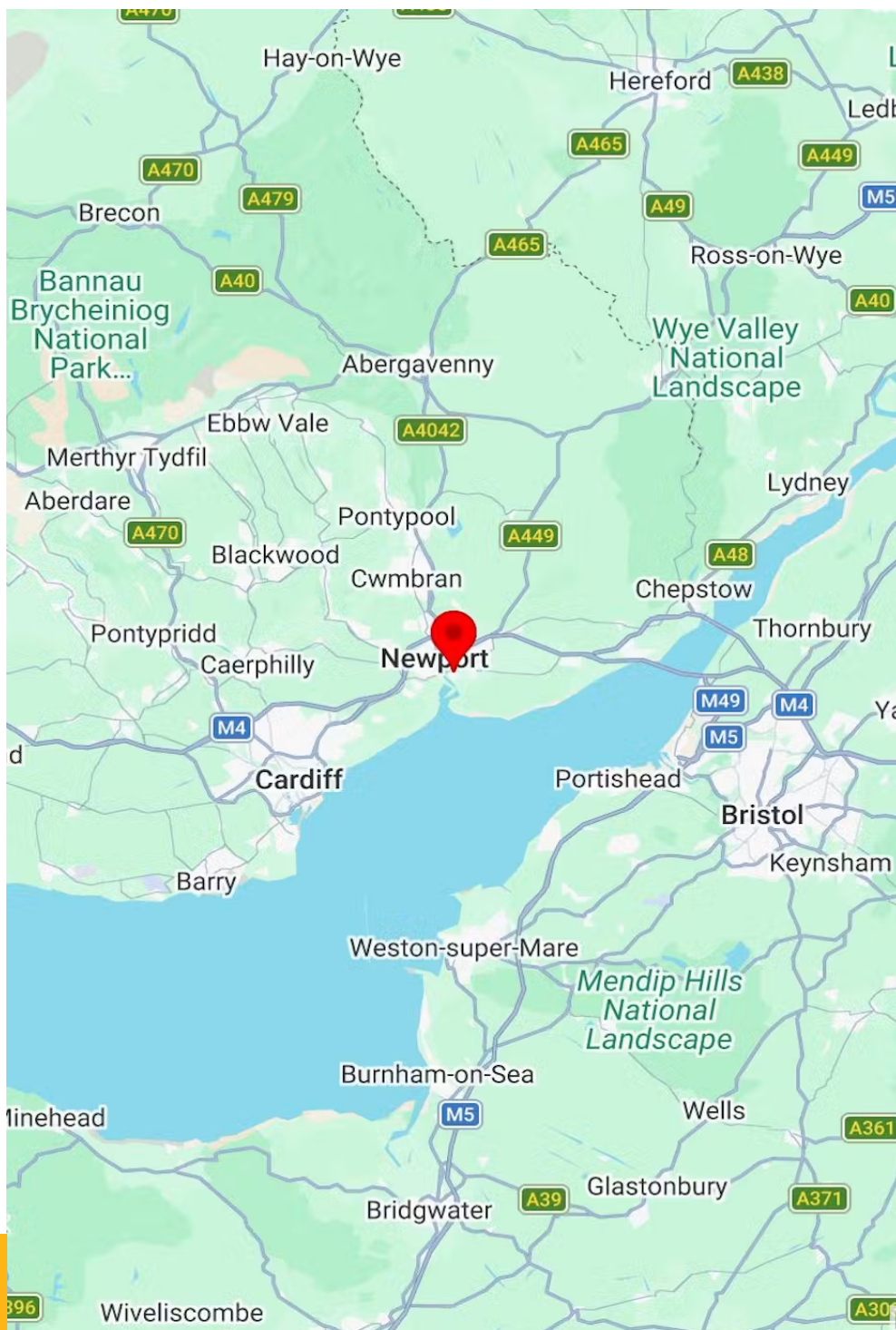
Cities

Cardiff	12 miles
Bristol	32 miles



Water

Newport	1.8 miles
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Description

Unit S1 and S2 - available by way of a new full repairing and insuring Lease for a term of years to be agreed.

- Well located storage unit
- Mid-terrace unit
- Minimum eaves height 3m
- Electric roller shutter door
- LED lighting
- Please note there is no WC/ water connection

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Units S1 and S2	1,825	170
TOTAL	1,825	170

Specification



EPC:



Maximum clear
internal height (m):
3.65



Minimum clear internal
height (m): 2.97



Loading Doors
(Surface level): 1

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Sat Nav. NP19 4RF



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what3words

Terms

Unit S1 and S2 is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

Rent

£14,000 per annum plus VAT

Lease Terms

New Lease Term of years to be agreed

Business rates

Rates Payable: To be re-assessed.

Service charge

£1,843.25 per annum Budget Year End March 2027

Insurance

£383.13 per annum Approximate Premium for Year Ending December 2026

Legal Costs

Each party to bear their own costs

VAT

Applicable

Availability

Available Immediately

Contact

Henry Best

07738 960012

henry@jenkinsbest.com

Craig Jones

02920 34 00 33 | 07867 393494

craig@jenkinsbest.com

Amelia Nicholas

02920 340 033 | 07703 975 677

amelia@jenkinsbest.com

Tom Rees

02920 340033 | 07557 161491

tom@jenkinsbest.com

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

029 2034 0033

jenkinsbest.com

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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.