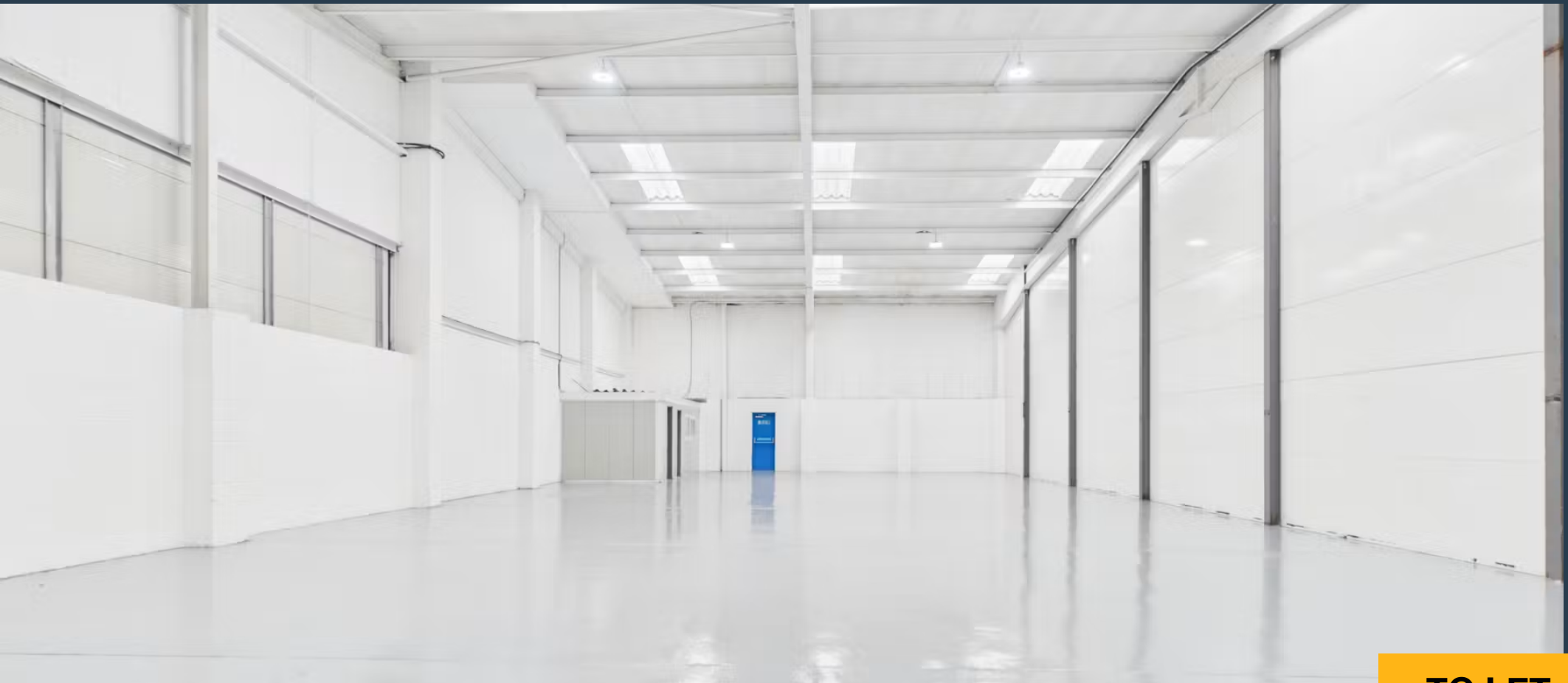




TO LET

Unit 3E, Albany Industrial Estate,
Newport, **NP20 5NS**

Well located trade counter / distribution unit - Refurbished.

Virtual Tour Available

- Unit fronting estate entrance
- Adjacent to REXEL, National Plastics, Spartan & Edmundson Electrical.
- Refurbished in 2026
- 2 No. roller shutter doors (width 4 metres, height 5 metres)
- Minimum eaves height 5 metres
- Maximum eaves height 6.6 metres
- Integral office / kitchen / WC
- Virtual tour available



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Size

4,386 sq ft (407.47 sq m)

Rent

£37,300 per annum plus VAT

Location

Albany Industrial Estate is well located trade / industrial location in close proximity to the M4 Motorway and Newport City Centre.

The Estate is located next to Sainsbury's on Aaragon Street.

Established trade occupiers in the vicinity include REXEL, Edmundson Electrical, Spartan Motor Factors and National Plastics.

The Estate is located off the A4042 main arterial route and is less than 0.5 miles from the M4 - accessible via Junction 25A and 26.

Newport City Centre is less than 1.5 miles via the A4042.

Connectivity

Road

M4 0.5 miles



Cities

Newport City Centre 1.5 miles
Cardiff City Centre 17 miles



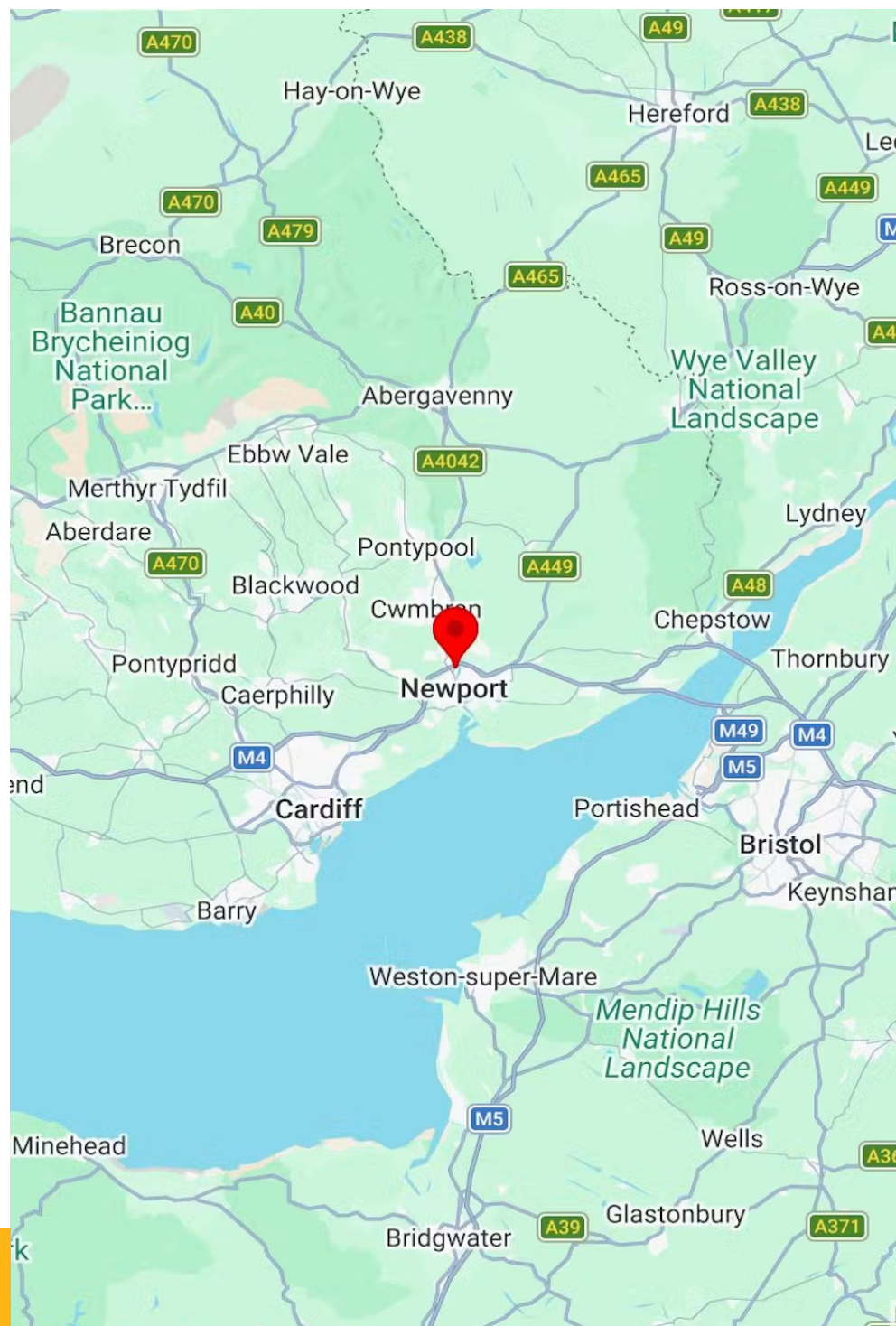
Water

Port of Newport 3 miles



Train Stations

Newport 1.3 miles



Description

Unit 3E is an end of terrace light industrial /warehouse unit Gross Internal Area 4,435 sq ft (412 sq m) of Steel portal frame construction.

Mminimum eaves height 5 metres, maximum eaves height 6.6 metres. 2 No. roller shutter doors - width 4 metres, height 5 metres (manual).

Large external loading / circulation area.

- Steel portal frame construction
- 2 No. roller shutter doors (width 4 metres, height 5 metres)
- Minimum eaves height 5 metres
- Maximum eaves height 6.6 metres
- Integral office / kitchen / WC
- Generous parking provision on Estate

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
3E	4,386	407
TOTAL	4,386	407

The accommodation comprises the following areas:

Specification



EPC: D (93)



Lighting Type: LED



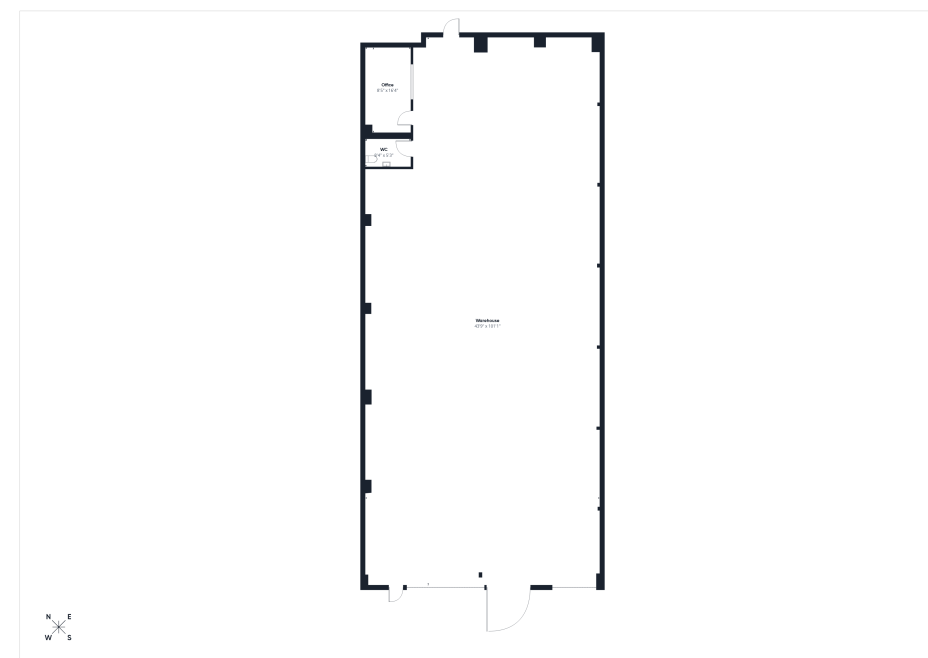
Maximum clear internal height (m): 6.6



Loading Doors (Surface level): 2



Minimum clear internal height (m): 5



Unit 3E, Albany Industrial Estate,
Newport, **NP20 5NS**



Sat Nav. NP20 5NS



///fresh.candle.neat





Viewings

Please contact Jenkins Best or our joint agents
Virtual tour available.

Terms

New lease available.

Rent

£37,300 per annum plus VAT

Lease Terms

New Lease For a term of years to be agreed

Business rates

Rateable Value: £22,750

Rates Payable: £12,785.50 per annum based on
2023 Valuation

Service charge

£5,130.06 per annum Budget year ending March
2026

Insurance

£1,514.70 per annum Current annual building
insurance premium

Legal Costs

Each party to bear their own costs

EPC

D (93)

VAT

Applicable

Availability

Available Q4 2025

Contact

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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.