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**Industrial**

**3,000 sq ft (278.71 sq m)**




**TO LET**

# Unit 12A Maesglas Industrial Estate, Newport, NP20 2NN

# Trade Counter / Industrial Unit

- Adjacent occupiers including Screwfix and Howdens
- Dedicated yard
- Prime trade / industrial / distribution location
- Excellent road links
- End Terrace Unit
- Minimum eaves height 4.3 metres
- Maximum eaves height 6.5 metres
- Electric roller shutter door, 3.8m width, 4.8m height





**Size**

3,000 sq ft (278.71 sq m)

**Rent**

£25,000 per annum VAT payable in addition

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# Location

Maesglas Industrial Estate is located approximately 1.5 miles South of Newport City Centre.

The estate is easily accessible via the Southern Distributor Road (A48), a dual carriageway, which connects J24 and J28 of the M4 motorway.

The estate is accessed via Docks Way and is situated directly opposite the popular 28 East Retail Park.

## Connectivity

### Cities

| | |
|---|---|
| Cardiff City Centre | 12 miles |
| Bristol | 32 miles |

### Road

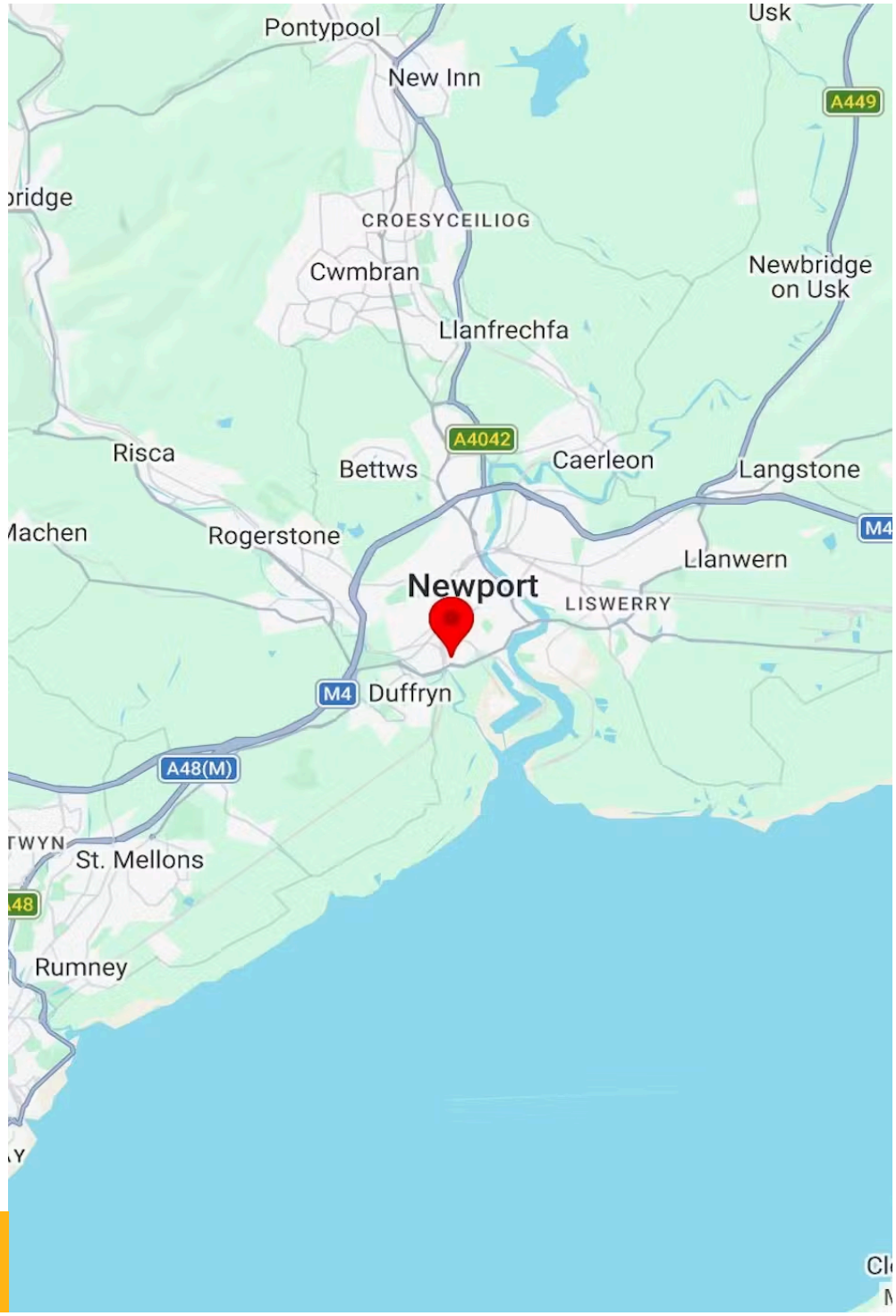
| | |
|---|---|
| M4 | 2 miles |
| A48 | 2 miles |

### Water

| | |
|---|---|
| Newport | 1.5 |

### Train Stations

| | |
|---|---|
| Newport | 2 miles |
| Cardiff Central | 15 miles |




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# Description

Maesglas Industrial Estate is a prime trade / commercial location in Newport.

The Estate comprises a total of 27 units consisting of detached and terraces of units set within a landscaped site. It benefits from out-of-hours manned security and several on-site communal car parks.

The Estate has attracted numerous national occupiers including Screwfix, Howdens, Plumbase and Royal Mail.

- Mid-terrace unit
- Minimum eaves height 4.3 metres
- Maximum eaves height 6.5 metres
- Electric roller shutter door, 3.8m width, 4.2m height
- LEDs
- Ground Floor and First Floor Office content with WCs
- Virtual tour available

# Specification

EPC: E (122)

Lighting Type: LED

Maximum clear internal height (m): 6.5

Loading Doors (Surface level): 1

Minimum clear internal height (m): 4.3

Car Parking

# Accommodation

| | sq ft (Approx GIA) | sq m (Approx GIA) |
|---|---|---|
| Unit 12A | 3,000 | 279 |
| **TOTAL** | **3,000** | **279** |

The accommodation comprises the following areas:




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## Viewings

Please contact Jenkins best

## Rent

£25,000 per annum VAT payable in addition

## Lease Terms

New Lease

## Business rates

Rateable Value: £21,750
Rates Payable: £10,918.50 per annum Based on 2026 Valuation

## Legal Costs

Each party to bear their own costs

## EPC

E (122)

## VAT

Applicable

## Availability

Available Immediately

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## Contact


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