Jenkins Best
jenkinsbest.com

Industrial

1,406 sq ft (130.62 sq m)



TO LET

Unit 18, Estuary Court, Newport, NP19 4SX

Business / Warehouse unit To Let - Virtual tour Available

- Modern, mid-terrace unit
- Integral office accommodation with WC facilities
- LED lighting
- Disabled WC and kitchenette unit
- Forecourt car parking
- Roller shutter door access 3.1m wide 3.6m high
- Min Eaves 4.3m Max Eaves 5.4m
- Can be combined with adjacent Unit 19 to provide 2,807 sq ft in total
- Virtual Tour Available





Size

1,406 sq ft (130.62 sq m)

Rent

£15,200 per annum

Jenkins Best
jenkinsbest.com

Location

Newport is the third largest city in Wales and acts as the commercial/business centre for the majority of South East Wales.

Estuary Court is situated within Queensway Meadows Industrial Estate, which is one of the principal established industrial estates in Newport. The estate is approximately 3 miles to the south-east of the city centre and 15 miles to the east of Cardiff.

The estate is located in close proximity to the new Southern Distributor Road (SDR) which provides direct access to Junction 28 of the M4 motorway.

Connectivity

Road

J.24 M4	3 miles
Queensway Meadow (A4810)	0.3 miles

Train Stations

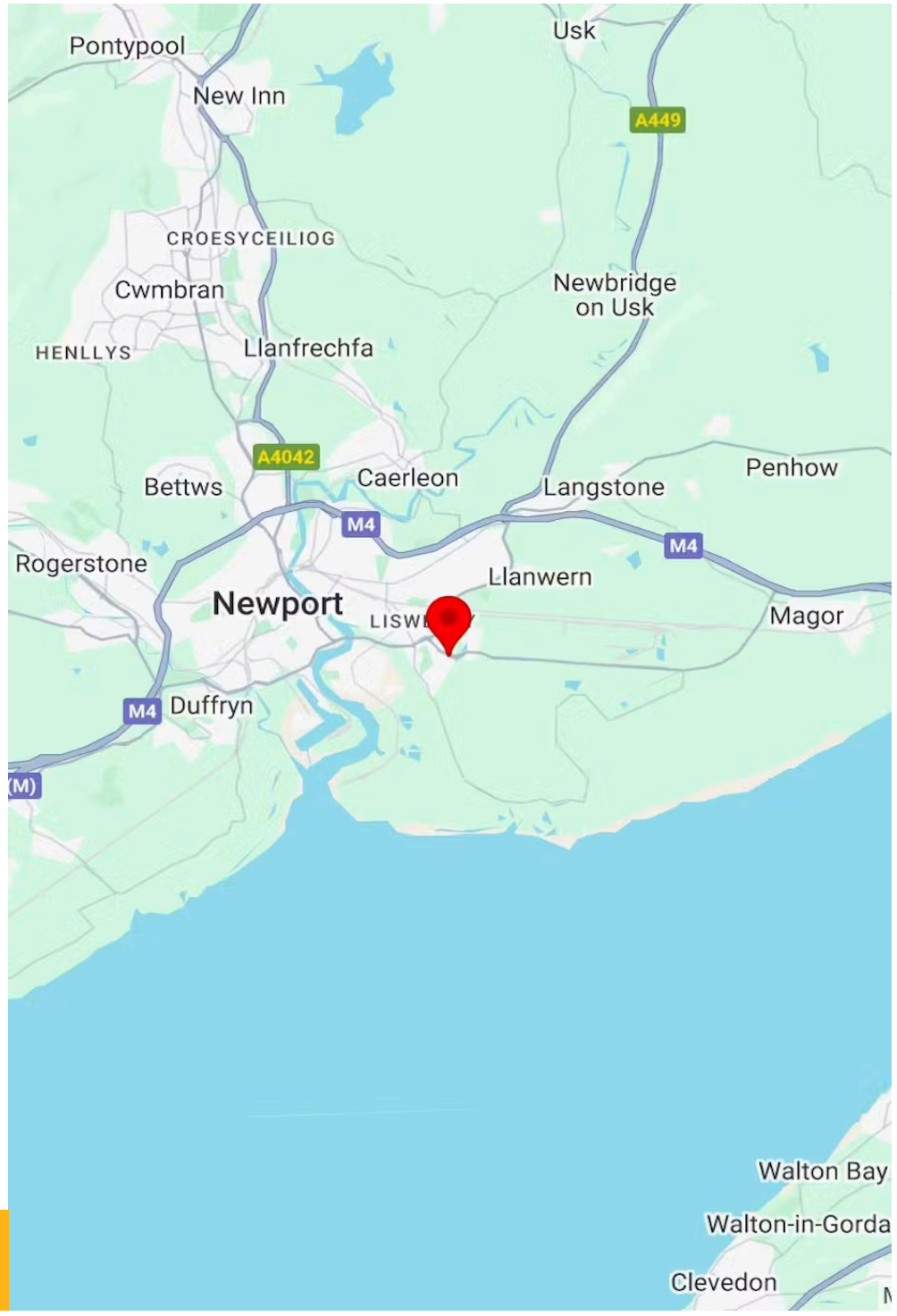
Newport Station	3.7 miles

Airports

Cardiff Airport	29 miles
Bristol Airport	32 miles

Water

Port of Newport	3 miles



Jenkins Best
jenkinsbest.com

///tile.bikes.pure

what3words

Description

The unit provides modern, light industrial/business space that has been built to a high specification and is well suited for a range of uses including storage, light industrial or manufacturing. This is a popular and busy trading location and this unit provides the perfect working environment for small or growing businesses or simply those in need of more space.

- Well located high quality industrial/warehouse unit
- Steel portal frame
- Integral offices
- LED lighting
- Kitchenette
- Fire alarm
- Car Parking
- Generous forecourt areas

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Unit 18	1,406	131
TOTAL	**1,406**	

Specification

EPC: C (58)

Minimum clear internal height (m): 4.3

Recently refurbished

Lighting Type: LED

Loading Doors (Surface level): 1

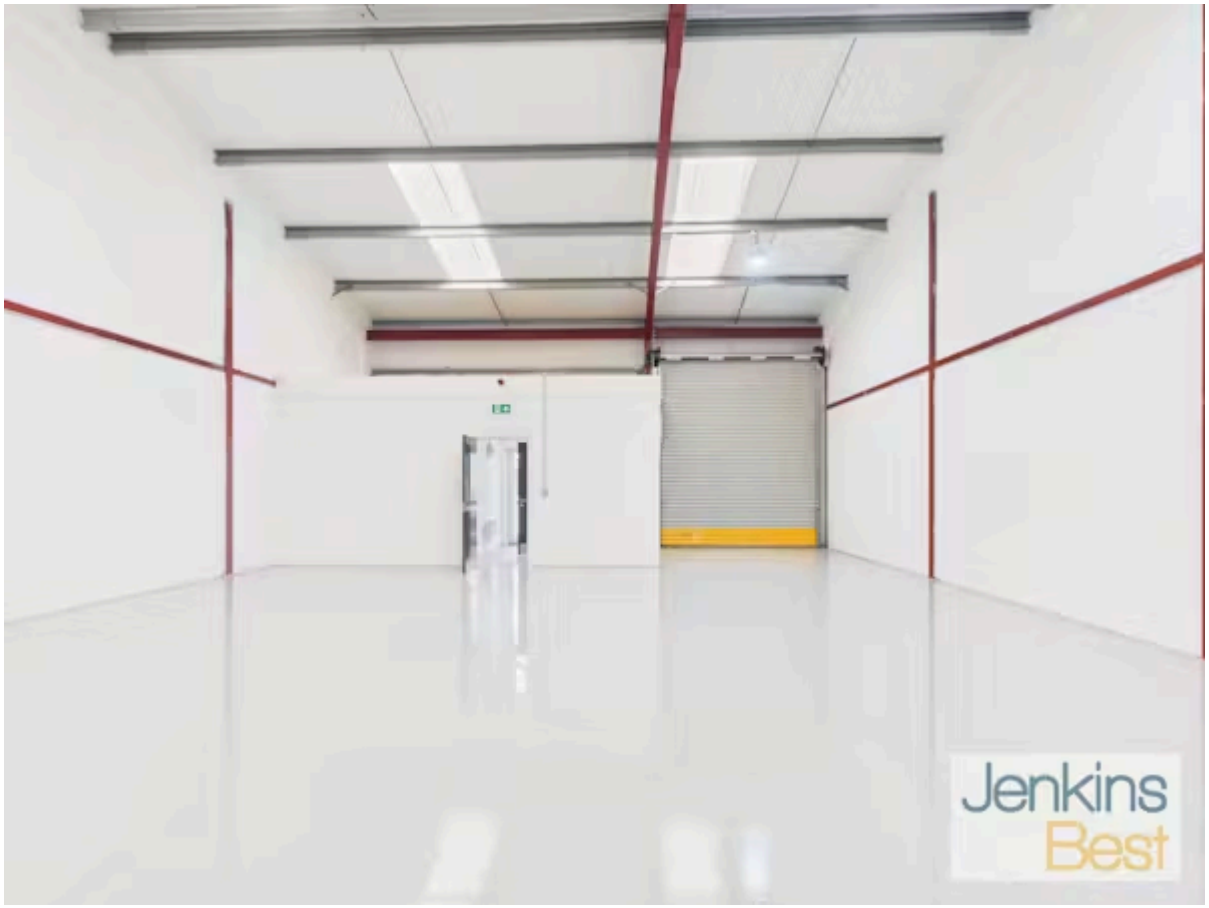
Maximum clear internal height (m): 5.4

Kitchenette



Jenkins Best
jenkinsbest.com

Unit 18, Estuary Court,
Newport, NP19 4SX









Jenkins Best
jenkinsbest.com

Sat Nav. **NP19 4SX**



///tile.bikes.pure

what3words

Terms

Available on a new Internal Repairing lease for a term of years to be agreed.

Rent

£15,200 per annum

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £11,250
Rates Payable: £5,647.50 per annum Based on 2026 Valuation

Service charge

£3,091 per annum Budget Year End Dec 2026

Insurance

£282 per annum Premium for Year ending Dec 2025

Legal Costs

Each party to bear their own costs

EPC

C (58)

VAT

Applicable

Availability

Available Q4 2025

Jenkins Best
jenkinsbest.com

Contact

Tom Rees
02920 340033 | 07557 161491
tom@jenkinsbest.com

Amelia Nicholas
02920 340 033 | 07703 975 677
amelia@jenkinsbest.com

Craig Jones
02920 34 00 33 | 07867 393494
craig@jenkinsbest.com

Henry Best
07738 960012
henry@jenkinsbest.com

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

029 2034 0033
jenkinsbest.com

Jenkins Best
jenkinsbest.com

Regulated by RICS

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 satisty 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.

28/09/2026