



FELNEX INDUSTRIAL ESTATE, NEWPORT, NP19 4PP

Industrial Accommodation to Let

Established Industrial Location

Available To Be Split Into Two Separate Lettings

Good Road Connections, Close to M4 Motorway

6,662 – 13,502 sq ft (618.91 – 1,254.32 sq m)

Quoting from £30,000 pa plus VAT Exclusive



LOCATION

The City of Newport is located in a prime strategic location close to the border of England and Wales. It benefits from excellent access to the M4 motorway and wider motorway network and provides regular train services to London Paddington. The City has an immediate population of approximately 137,000.

The property is located on East Bank road, Newport. This is an established industrial area with nearby occupiers including DNOC, Flo Gas amongst others. Newport City Centre is approximately 2 miles away. Road connections are good and the M4 Motorway is approximately 4 miles away at Junction 24.

DESCRIPTION

The property provides a warehouse / industrial unit with the potential to be split into three separate units.

Each unit has separate roller shutter door access of c.3.67m width and 4.84m high. There is single and 3 phase power provided. The warehouse has a minimum eaves height of 4.83 m. The second unit has a small mezzanine floor area.

The units have separate office accommodation to the first floor, kitchen and WC facilities. The property is fenced, with two separate gates to access and a yard area to the front and sides.

The third unit is currently let.

ACCOMMODATION

Unit 1	618.91	sq m	(6,662 sq ft)
Unit 2	635.41	sq m	(6,839 sq ft)
Total:	1,254.32	sq m	(13,502 sq ft)

PLANNING

We understand that the property benefits from planning consent for industrial use. However, we recommend that interested parties make their own enquiries to the local authority.

LOCAL AUTHORITY

Newport City Council:

Tel: 01633 656656

RATING ASSESSMENT

Interested Parties should make their own enquiries with the local rating authority.



Plans are provided for identification purposes only and are not to be relied upon for any other purpose.

EPC

An Energy Performance Certificate has been requested and will be provided shortly.

TENURE

The units are available to let as a by way of a new lease direct with the landlord at a rent individually as follows:

Unit 1 £35,000 per annum plus VAT exclusive

Unit 2 £30,000 per annum plus VAT exclusive

VIEWING

Should you require further information or wish to arrange a viewing, please contact:-

CLAIRE BIGNELL

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