



UNITS 1-5 PLOVER CLOSE, NEWPORT, NP19 4SZ

Industrial Unit / Warehouse to Let

Established Industrial Location

Excellent Transport Links, < 4 Miles to the M4 Motorway

Secure, Fenced and Gated Yard Area

Approximately 858.99 sq m (9,244 sq ft) sq. ft.

Quoting £60,000 plus VAT



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 Plover Close, Newport close to Leeway Industrial Estate. This is an established industrial area with nearby occupiers Monex, Stratstone, BCA Car Auctions and many others. Newport city centre is approximately 3.3 miles away. Road connections are good and the M4 motorway is less than 4 miles away at Junction 24.

DESCRIPTION

The unit is a modern end of terrace industrial unit of steel frame construction, with profile metal sheet cladding and roofing. Originally the property was built the as 5 separate units, each with it's own electric roller shutter doors (measuring approximately 4.1m wide by 5m high). However, it has been combined to provide a single unit.

The warehouse benefits from CCTV, fire alarm, LED lighting and concrete floor. The minimum eaves height is 6m. Office accommodation is provided with the benefit of LED lighting, wall mounted power and data sockets, wood laminate flooring and electric radiators. There is also a generous kitchen area, WC, store room and server room in the office area. Above the offices, is a mezzanine floor providing additional storage accommodation.

Externally, the property provides loading, car parking and potential storage to the front of the property and is gated and fenced and covered by CCTV.

ACCOMMODATION

Warehouse & Offices	858.88 sq m	9,244 sq ft
Mezzanine floor	79.52 sq m	856 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.

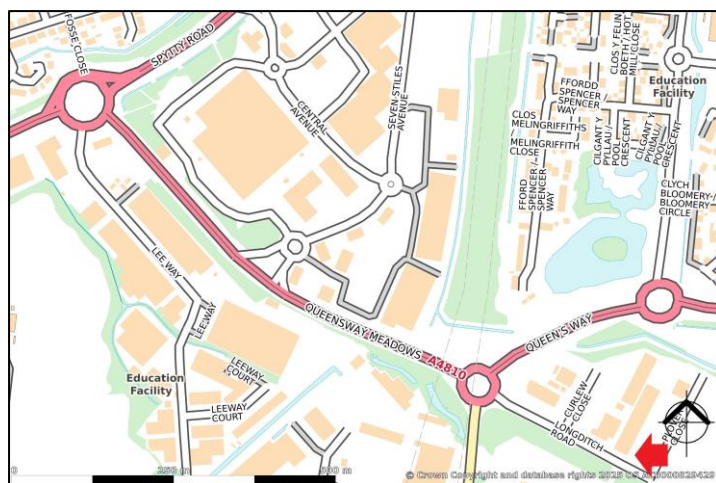
LOCAL AUTHORITY

Newport City Council:
Tel: 01633 656 656

RATING ASSESSMENT

We understand the rates are assessed as Unit 1-3 and Units 4-5 separately. The below figures are for the total combined assessments

RATEABLE VALUE:	£49,000
RATES PAYABLE (25-26):	£27,832



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

ENERGY PERFORMANCE CERTIFICATE

An EPC has been ordered and will be available shortly.

TENURE

The industrial unit is available to let by way of a new lease direct with the landlord at a rent of £60,000 plus VAT.

VIEWING

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

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dan@m4pc.co.uk

CLAIRE BIGNELL
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