



LOWER GROUND FLOOR, COLDRA WOODS, NEWPORT, NP18 2YB

Warehouse / Industrial / R&D Accommodation to Let

Located Just Off J24 M4 Motorway

Can be Fitted Out to Suit Occupier Requirements

Generous Parking Allocation Available

13,066 sq Ft (1,213.89 sq m)

Quoting £80,000 plus VAT exclusive



LOCATION

The City of Newport is located in a prime strategic location close to the border of England and Wales. The City has an immediate population of approximately 137,000.

The property is located at Coldra Woods which is adjacent to the Celtic Manor just off J24 of the M4 motorway, which provides immediate access to the wider motorway networks.

DESCRIPTION

The property is a three storey building providing warehouse and office accommodation. It also benefits from an adjoining car park.

The available accommodation is at lower ground floor level and could be suitable for storage / industrial or R&D use. It's a large open plan space with natural daylight provided by windows along two elevations. There is access via a concertina door measuring 2.66m height and 2.79m width. The minimum working height internally is c 3.2m.

3 Phase Power and mains water are available.

Offices and WC's could be provided within the space if required. Alternatively, there is office accommodation ranging in size from c. 1,000 sq ft to 12,000 sq ft available directly above.

Externally, there is a large car park where spaces can be allocated and a dedicated loading area could also be created.

ACCOMMODATION

Total: 1,213.89 sq m (13,066 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

The space will need to reassessed for business rates.



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 available shortly.

TENURE

The lower ground floor is available to let by way of a new lease direct with the landlord at a rent of £80,000 exclusive plus VAT.

A contribution to building maintenance (via a service charge) will also be payable by the tenant.

Flexible short term requirements can be accommodated. Alternatively, fit out works to meet occupier requirements can be undertaken in return for longer term lease commitments.

VIEWING

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

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