



UNITS 5 & 6 WATERSIDE COURT, NEWPORT, NP20 5NT

Two Storey Office Accommodation For Sale (May Let)

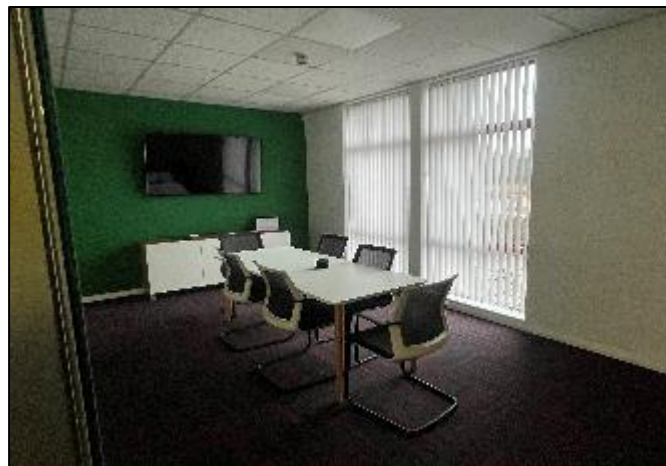
Good Access to (and visibility from) the M4 Motorway

14 Allocated Parking Spaces

Well Decorated Open Plan and Office Accommodation

415.64 sq m (4,474 sq ft)

Quoting offers in excess of £550,000



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 in Waterside Court in close proximity to Sainsburys and Aldi supermarkets. Transport links are very good with junctions 25, 25a and 26 of the M4 motorway close by. The surrounding area comprises largely of office and industrial occupiers including Alpha Electronics, MES and Everest Group and many more

DESCRIPTION

The property provides ground and first floor office accommodation.

The space at ground floor consists of 5 meeting rooms (including a large boardroom) and 1 office but could be made open plan. There is an additional kitchen and WC facilities.

The first floor provides largely open plan accommodation with 3 offices to the rear and two smaller offices to the front. The first floor also has an open plan kitchen area.

The property is well decorated and benefits from double glazed windows with blinds, suspended ceilings with recessed lighting, a mixture of carpeting and laminate flooring, wall mounted sockets. There is good natural light to the property and heating controlled via an app. There is both CCTV and an alarm.

ACCOMMODATION

Ground Floor	212.92 sq m	(2,292 sq ft)
First Floor	202.72 sq m	(2,182 sq ft)
Total:	415.64 sq m	(4,474 sq ft)

There are 14 allocated parking spaces to the front of the property.

PLANNING

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

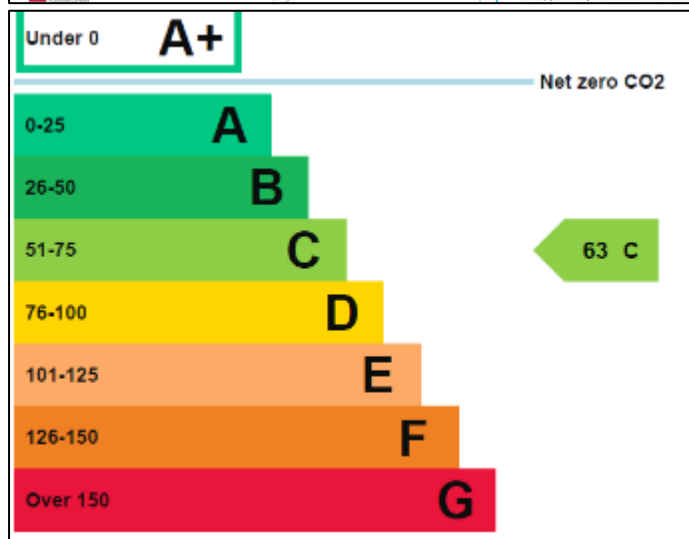
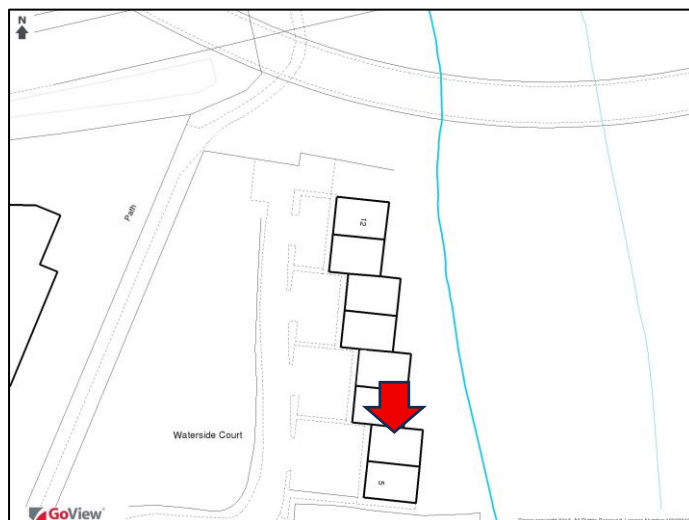
LOCAL AUTHORITY

Newport City Council:
Tel: 01633 656656

RATING ASSESSMENT

RATEABLE VALUE:	£24,000
RATES PAYABLE:	£17,750

The rating list is subject to change in April 2026. As such, interested parties should contact the Business Rates Department at Newport City Council for more information.



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

TENURE

The freehold interest is available for sale quoting offers in excess of £550,000. Alternatively, the property is also available to let by way of a new lease direct with the landlord at a rent of £55,000 pa exclusive.

VIEWING

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

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