



WERN TRADING ESTATE, NEWPORT NP10 9FQ

Industrial Accommodation to Let

Established Industrial Estate

Newly Built Development of Six Industrial Units

Excellent Transport Links

861 sq Ft (80 sq m) Per Unit

Quoting £1,000 pcm plus VAT exclusive per unit



LOCATION

The property is located on the established Wern Trading Estate, Rogerstone and is approximately 3 miles north west of Newport City Centre. Access to the M4 Motorway at J28 is within approximately 2 miles via the A467 and A4072.

The estate occupiers include Concept UK, Ballet Cymru, Tiny Rebel Brewery amongst others.

DESCRIPTION

The industrial units are part of a new construction of six industrial units. The units are available individually or as a combination.

They are open plan warehouse/industrial units of steel portal frame construction with blockwork internal wall and insulated roof. There are separate WC facilities in each unit.

The building benefits single phase power, concrete floors and is accessed via an electric roller shutter door and separate pedestrianised access, with a minimum eaves height of 6.3 m.

ACCOMMODATION

Unit 3:	80 sq m	(861 sq ft)
Unit 4	80 sq m	(861 sq ft)
Unit 5	80 sq m	(861 sq ft)

Externally each unit comes with two unallocated car parking spaces including one EV space.

PLANNING

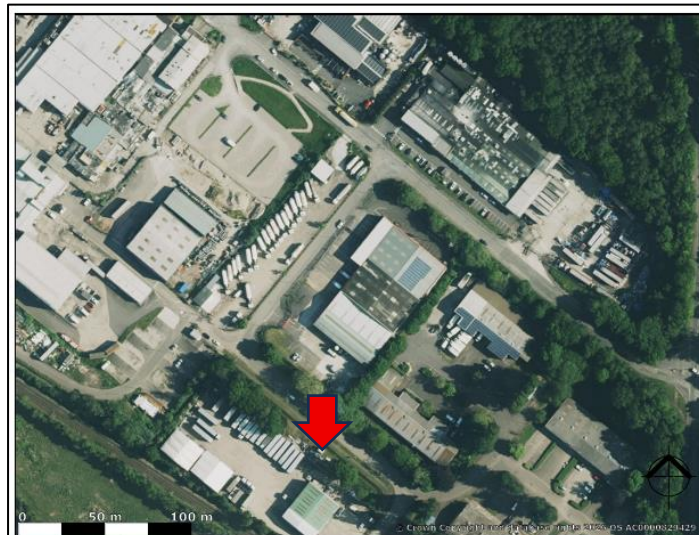
We understand that the property benefits from planning consent for industrial use. However, we recommend that interested parties make their own enquiries to the local authority.

LOCAL AUTHORITY

Newport City Council:
Tel: 01633 656656

RATING ASSESSMENT

The rates will need to be re assessed as they are newly built.



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

EPC

An Energy Performance Certificate will be provided on completion of the units.

TENURE

The industrial units are available to let by way of a new lease direct with the landlord at a rent of £12,000 pa plus VAT per unit. A service charge will also be payable by the tenant and figures can be provided.

VIEWING

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

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