

TO LET.



Warehouse / Industrial Unit.

36,647 sq ft (3,404 sqm).

New Venture Buildings, Reevesland Industrial Estate, Newport, NP19 4PW.

Location.

The subject property is situated on the Reevesland Industrial Estate approximately 3 miles south-east of Newport city centre.

Junction 24 of the M4 Motorway is approximately 2.5 miles north-east accessed via the A48 dual carriageway. Junction 28 is accessed via the SDR to the west.

Description.

The property comprises an end terraced high bay warehouse unit benefiting from:

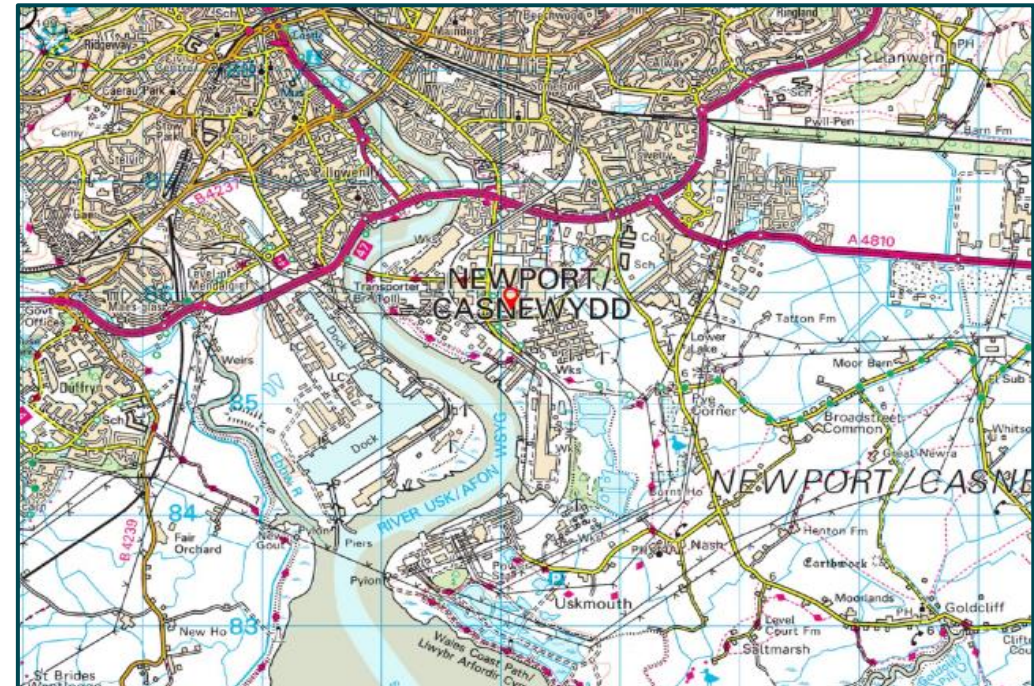
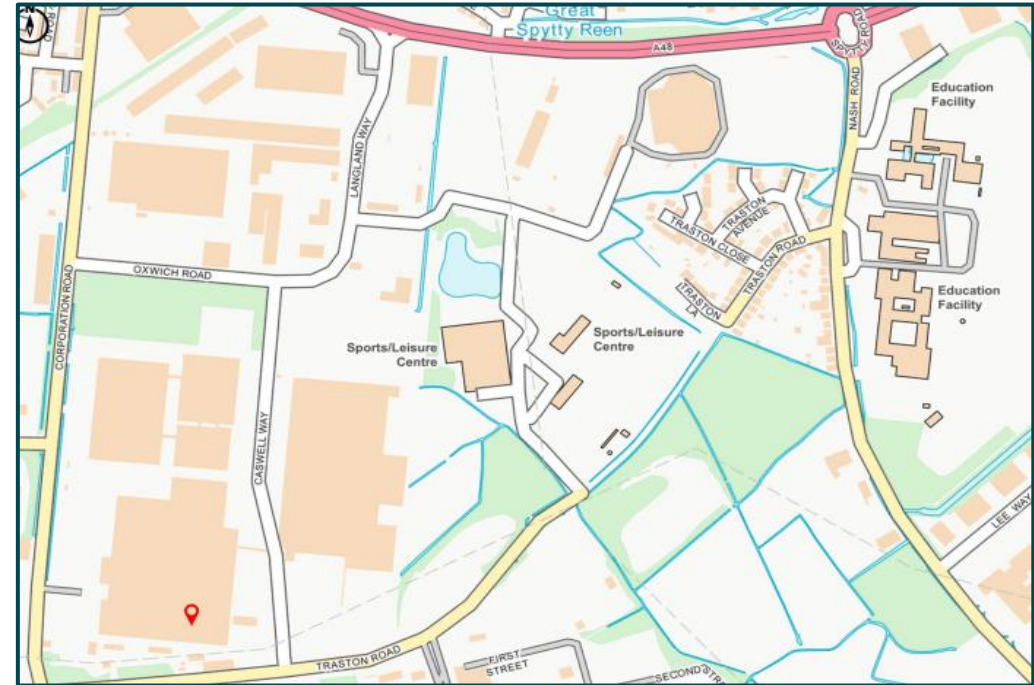
- Clear open space
- 10m in eaves height
- Three level access roller shutter doors to the front
- Three level access doors to the side.
- LED Lighting
- Single storey ancillary accommodation
- Fenced yard to front and side

The current occupier has installed an internal concrete loading platform that allows for tailgate loading and can be removed or retained.

Accommodation.

The property has the Gross Internal Area:

Approx. GIA	Sq Ft	Sq M
Warehouse	34,233	3,180.27
Canteen / Ancillary	792	73.60
Office	1,621	150.61
TOTAL	36,647	3,404.48



Services.

The property benefits from all main services. Interested parties are advised to make their own enquiries.

Terms.

Currently occupied via an FRI Lease expiring May 2030 at passing rent of £110,000 per annum. There is a break and rent review in May 2025.

Available via a Sublease or assignment.

A new lease direct with landlord is also possible.

EPC.

Energy Performance Certificate Asset Rating 'C' (57).

A copy of the certificate is available upon request.

Rateable Value.

Factory and Premises £74,500 (2023 List).

Rates currently payable are £38,144 per annum.

AML.

Ingoing occupier will be required to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.

VAT.

VAT will be payable on the rent.



Contact.

For further information, or to arrange a viewing, please contact the sole agents.



NEIL FRANCIS

029 2049 2492
07766 511983
neil.francis@knightfrank.com

EMILY WILSON

0292 044 0128
0797 707 2902
emily.wilson@knightfrank.com

FEBRUARY 2024 - SUBJECT TO CONTRACT

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Particulars dated February 2024. Photographs dated Feb 2024.

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