



**TO LET.**

**0.4 Acre Fenced Storage Yard.**

**B46 North Dock, Port of Newport, Newport NP20 2PQ.**

## **Location.**

The site is strategically located at Port of Newport, directly accessed via road from the Newport Southern Distributor Road.

The SDR provides an excellent link to the M4 Motorway at Junctions (28) West and (24) East. The Port also benefits from rail and sea access making this a strategic multi-modal transport location.

## **Description.**

- Open storage site measuring 0.4 acres.
- Regular shape
- Fenced with double gates
- 24 hour access
- Located within Port Estate via manned security gate / entrance

## **Terms.**

The site is available by way of a new Lease.

## **Rent.**

£17,500 per annum (Excl.) VAT payable in addition.

## **Estate Service Charge / Building Insurance.**

Each occupier contributes towards the cost of maintaining the common areas of the Port Estate.

Estate Service Charge contribution to be confirmed.

## **Rateable Value.**

Occupiers are responsible for payment of Business Rates.

Rateable Value to be confirmed.

## **Legal Costs.**

Each party responsible for their own legal costs.

## **VAT.**

Applicable on all costs.



# Contact.

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



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## June 2024 - SUBJECT TO CONTRACT

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