

UNIT 2

Felnex Industrial Estate, Newport, NP19 4PQ



Key Highlights

- 23,709 sq ft
- Securable yard and parking area
- Two storey office accommodation
- Ease of access to the A48 and subsequently the M4 at junctions 24 - 28
- Established and well located industrial and distribution area with good access to South Wales and South West England
- 5.1m minimum internal height
- Two ground level loading doors

Location

The unit is located just off Stephenson Street on Mariner Way, an established industrial distribution area approximately 1.5 miles from Newport City Centre and which provides ease of access to the A48 and subsequently to the M4 motorway within 10 mins, via junctions 24 to 28. Surrounding occupiers include Hydra flow, Royal Mail, Cogent Power and Owens Group.

Description

Unit 2 provides a steel and concrete frame warehouse with corrugated asbestos roof. Two floor internal office accommodation and customer reception area. There are two ground level loading doors at side elevation, both fronting on to a large yard / parking area which could be secured.

Accommodation

The accommodation comprises the following approximate areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	16,673	1,548.97	Available
Ground - Office	3,994	371.05	Available
1st - Office	2,839	263.75	Available
Ground - Reception	203	18.86	Available
Total	23,709	2,202.63	

Terms

The long leasehold is available to purchase for a term expiring 21 June 2095 (70+ years unexpired).

There is a ground rent payable, currently £586.52 per annum

Price

Offers sought in excess of £1,100,000 excluding VAT for the long leasehold interest.

Viewings

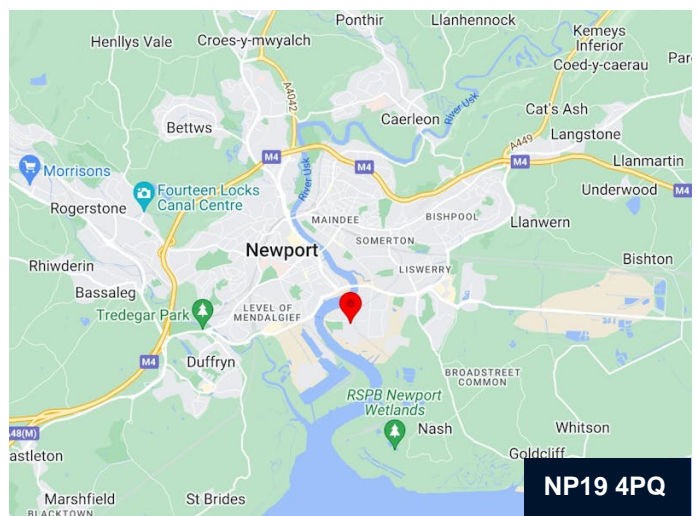
Please contact sole agents, Savills.

Business Rates

Rates payable: £24,700.50 per annum

(based upon Rateable Value: £49,500)

This is a guide - please verify with the VOA.



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