



INDUSTRIAL / WAREHOUSE UNIT TO LET

UNIT 5 KELVEDON STREET
NEWPORT
NP19 0DW

- Industrial / warehouse premises located on the entrance of an established industrial estate.
- Total Gross Internal Area circa 6,360 sq ft which is inclusive of a mixture of industrial, offices and ancillary accommodation.
- Dedicated yard area with ample parking, bordered by a palisade fence.
- Available immediately.
- EPC Band: TBC

RENT – £32,000 PER ANNUM EXCLUSIVE

BRINSONS COMMERCIAL

Call 02920 867711 or email caerphilly@brinsons.co.uk to view this property

LOCATION

Newport is located in a prime strategic location close to the border of England and Wales. It is located approximately 12 miles to the east of Cardiff, and benefits from excellent access to the M4 motorway and wider motorway network.

The subject property is located on the entrance to Kelvedon Street, just off Corporation Road. Newport City Centre is located approximately 1.3 miles to the North West. The surrounding area is occupied by a mixture of industrial occupiers, such as Pink Self Storage and Kelvedon Business Centre.

DESCRIPTION

The property comprises a detached industrial building of steel truss/frame construction with brick/block elevations. The roof is clad, lined and insulated, incorporating translucent panels. The property benefits from phase 3 power. Access to the property is either via a pedestrian entrance, located adjacent to the car park, or via two roller shutter doors, located at the opposite end of the property.

Internally, the property provides one main industrial warehouse, with additional workshop spaces located adjacent. There is also a second floor office area in part, offering additional WC facilities and a kitchen area.

Externally, there is a dedicated car park to the front of the property, offering approximately 10 spaces. The entire site is bordered by a palisade fence, with two double gate access points.

ACCOMMODATION

Ground Floor

Main Industrial Warehouse	2,277 sq ft (212 sq m)
Workshop 1	862 sq ft (80 sq m)
Workshop 2	549 sq m (51 sq m)
Workshop 3	815 sq ft (76 sq m)

First Floor

Office	1,857 sq ft (173 sq m)
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Total GIA 6,360 sq ft (591 sq m)

TERMS

The property is available to let by way of a new lease on terms to be agreed.

PRICE

£32,000 per annum exclusive.

SERVICES

We understand that the property benefits from mains water, drainage, gas and electric. However, we have not tested any of the service installations and prospective tenants must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

SERVICE CHARGE

There is a service charge levied for the upkeep and maintenance of the site.

BUSINESS RATES

We understand that the subject property comprises several rating assessments. Further details on request.

We advise all interested parties should make their own enquires with the Valuation Office Agency and Local Authority in this regard.

VAT

We understand that VAT is payable.

PLANS

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

MONEY LAUNDERING

As part of our obligations under the UK Money Laundering Regulations 2017, Brinsons will require any purchaser or tenant to provide proof of identity along with any other supporting documents requested.

ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons, Eastgate, Market Street, Caerphilly, CF83 1NX
Tel: 02920 867711

Joshua Isaac – joshua.isaac@brinsons.co.uk

Trevor Isaac – trevor.isaac@brinsons.co.uk

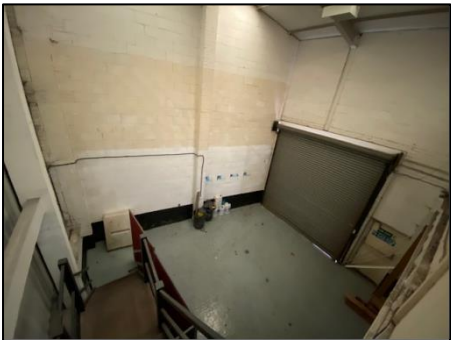
SUBJECT TO CONTRACT AND AVAILABILITY

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 LANDMARK INFORMATION Plotted Scale - 1:1250. Paper Size - A4



IMPORTANT NOTICE

All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, given notice that's (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statement as being either a representation or warranty.

Brinsons is the trading name of Brinsons Ltd. Registered Office: Eastgate, Market Street, Caerphilly, CF83 1NX. Company Number: 060 30712

BRINSONS CHARTERED SURVEYORS & ESTATE AGENTS



ESTABLISHED 1900

'Eastgate' Market Street
 Caerphilly CF83 1NX
 T. 02920 867711
 E. caerphilly@brinsons.co.uk

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