



Unit 15 Newport Business Centre

Corporation Road, Newport, NP19 4RF

Trade/Warehouse Unit Located on Prominent Newport Industrial Estate

7,021 sq ft
(652.27 sq m)

- Well located industrial / warehouse unit - to be refurbished
- Excellent road links - close proximity to Newport SDR and M4 Motorway
- End of terrace unit
- Minimum eaves height 4.5 metres
- 2 No. level loading doors (width 3m x height 3m) (width 4.3m x height 4.4m)

Unit 15 Newport Business Centre, Corporation Road, Newport, NP19 4RF

Summary

Available Size	7,021 sq ft
Rent	£40,500 per annum
Rates Payable	£17,387.50 per annum
Rateable Value	£32,500
Service Charge	£5,003 per sq ft The Landlord insures the Building (not contents) the current annual premium is £1,930 Excl.
VAT	Applicable. The Landlord insures the Building (not contents) the current annual premium is £1,930 Excl.
Legal Fees	Each party to bear their own costs
EPC Rating	D (85)

Description

The unit is a well located light industrial unit located on Newport Business Centre providing occupiers with a well-located unit, 24-hour access, CCTV surveillance and a minimum internal height of 4.5 metres. The unit is accessed via 2 level roller shutter doors 4.2m in height and 4.3 in width.

The specification includes;

Level roller shutter door

24-hour access

CCTV surveillance

Excellent road links to M4

The Estate is in close proximity also to ABP Port of Newport and Newport Retail Park

Location

Newport Business Centre is an established industrial and distribution estate located approximately 1.5 miles to the south east of the City Centre of Newport.

Corporation Road links to the Newport southern distributor road providing excellent road links to the M4 via junctions 24 to the east and 28 to the west. The Estate is in close proximity also to ABP Port of Newport and Newport Retail Park.

Accommodation

The accommodation comprises the following areas:

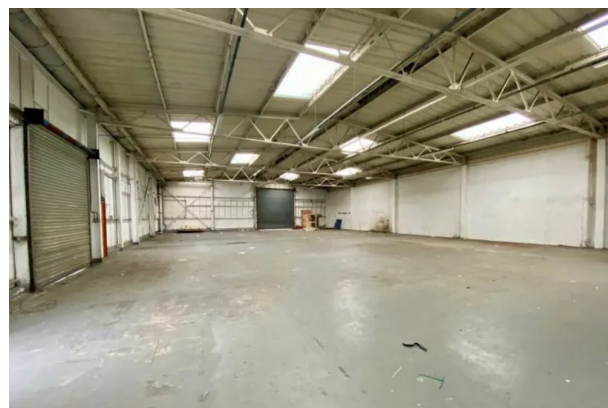
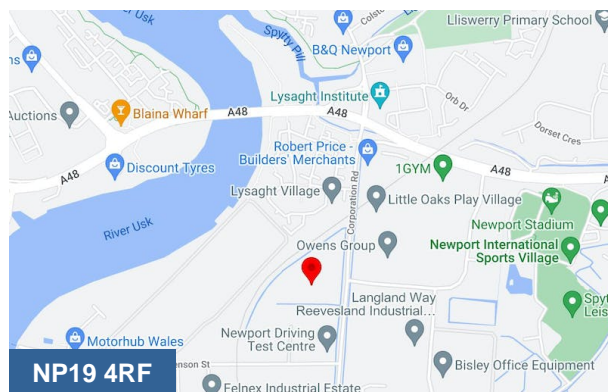
Name	sq ft	sq m	Availability
Building	7,021	652.27	Available
Total	7,021	652.27	

Viewings

For further information or to arrange a viewing please contact Rhys Price (02920 346374). Or Joint Agents, Jenkins Best or Knight Frank

Terms

Unit 15 is available by way of new Full Repairing and Insuring Lease for a long term of



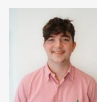
Viewing & Further Information



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