



Unit 4 Stephenson Street

Unit 4, Stephenson Industrial Estate, Casnewydd, NP19 4XB

High quality Industrial / Warehouse Unit

9,093 sq ft
(844.77 sq m)

- Modern light industrial / distribution unit
- Excellent road connectivity - close to Newport Southern Distributor Road and M4 Motorway
- Gross Internal Area - 9,093 sq ft (844.76 sq m)
- Minimum eaves height 6.1 metres
- Maximum eaves height 7.3 metres

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Summary

Available Size	9,093 sq ft
Rent	Rent on application
Rates Payable	£24,208 per annum The Tenant is currently receiving a 80% deduction on the Business Rate (Tenant Paying £4,617 per annum). Interested Parties should make their own enquiries with Newport Council.
Rateable Value	£45,250
Service Charge	£3,238 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (66)

Location

Stephenson Street 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 and surrounding occupiers include SPTS, Eaton Electrical and DVSA.

Description

The property is of steel portal frame construction, providing a minimum height of 6.1 metres and maximum eaves height 7.3 metres.

Access is provided via a single level roller door (width 4.4 metres, height 4.9 metres) leading to an open plan warehouse accommodation with ground and first floor offices, kitchen and WC facilities. To the front of the property a generous shared forecourt for loading/unloading and car parking.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 4	9,093	844.77	Available
Total	9,093	844.77	

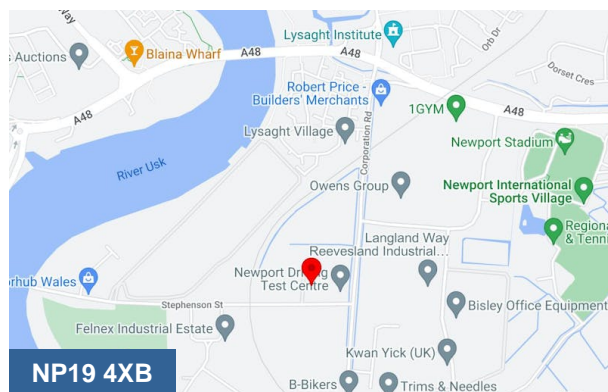
Current Lease Terms

The property is available on a Sub-Lease / Assignment with 3.5 years remaining on the current lease.

Lease commencement date: June 2022;

Lease expiry date: June 2027.

A surrender and granting of a new lease will be considered subject to negotiation.



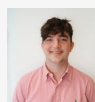
Viewing & Further Information



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