

To Let

Industrial/Logistics 2,190 sq ft Gross Internal Area

Unit 18, Maesglas Industrial Estate, Greenwich Road, Newport, Gwent, NP20 2NN



Summary

- Industrial start up / business units with easy access to Newport and the M4 motorway
- Type: Industrial/Logistics
- Tenure: To Let
- Size: 2,190 sq ft Gross Internal Area
- Rent: £13,000 per annum exclusive

Location

Maesglas Industrial Estate can be accessed from the Southern Distributor Road leading from Junction 28 of the M4 motorway. Approximately 1.5 miles from Newport City Centre, the location has become a popular destination for trade counter users and distribution companies.

Description

Maesglas Industrial Estate is an established development comprising terraces and individual/business units/ The unit is of steel portal frame construction with part exposed brick elevations under an insulated pitched roof. The unit has recently undergone extensive refurbishment. The specification includes:

- 1No. manual roller shutter door
- Separate pedestrian access
- Large car park adjacent to the unit
- Minimum eaves of 4.00m

There is allocated car parking to the front of the unit.

Accommodation

Description	Sq Ft	Sq M
Warehouse	1,674	155
Office/ancillary	516	48
Total	2,190	203

Measurements are on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice, 6th Edn.

Tenure

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Legal Costs

Each party to bear their own legal costs.

Viewings

Strictly by appointment with the sole letting agent.

Energy Performance Rating

This property has been graded as 102 (E).

Rent

£13,000 per annum exclusive

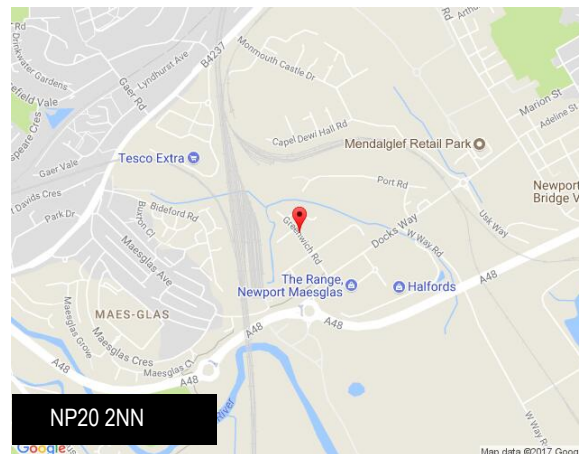
Business Rates

Rates Payable: £5,613.75 per annum

(based upon Rateable Value: £11,250 and UBR: 49.9p)

Service Charge

Available on Request



Viewing & Further Information

If you are interested and would like more information please get in touch.

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