/INDURENT



Industrial

UNIT 5 | ESTUARY COURT

Queensway Meadows Industrial Estate, Newport, NP19 4SX

UNIT 5 | 1,737 SQ FT

Industrial unit with office accomodation

This well maintained estate is an established business location in Newport, with several occupiers having remained on-site for over 18 years since the estate first opened. It's long standing tenant base reflects the popularity and quality of the estate as a business destination.
The available unit offers flexible office and industrial accommodation, making it ideal for businesses looking to expand from a home-based operation or storage container setup into a dedicated commercial premises. The space is equally well suited for light industrial use, storage, and distribution activities, providing versatility to meet a range of business requirements.
Benefiting from excellent access to the M4 motorway and neighbouring residential areas, the unit is particularly attractive to independent businesses and growing SMEs that require convenient transport links, efficient distribution routes, and short commuting times for staff.

Lease Type	New



Unit Summary

- Car Parking
- WC Facilities
- Double Glazed Windows and Doors
- 24 Hour Access
- Turning Circle
- Well Maintained Estate

	Per Annum	Per Sq Ft
Rent	£18,800.00	£10.82
Rates	£6,549.37	£3.77
Maintenance Charge	£3,265.56	£1.88
Insurance	£347.40	£0.20
Total Cost	£28,962.33	£16.67

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/UIP0100837

+44(0) 808 169 7554

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Location

This industrial estate is located just west of the Second Severn Crossing and is approximately 14 miles north east of Cardiff, 30 miles north-west of Bristol and 136 miles west of London.

Road
M4: <1 mile

Airport
Cardiff International: 25 miles

Rail
Newport train: 5 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (69)

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Key Contact



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