/INDURENT



Industrial

UNIT 13 | ESTUARY COURT

Queensway Meadows Industrial Estate, Newport, NP19 4SX

UNIT 13 | 661 SQ FT

Newly refurbished industrial unit

This starter unit is ideal for a small workshop or an additional overflow storage facility. Situated close to the A48 and M4, it benefits from excellent transport links, making it highly accessible for both deliveries and daily commutes.
The unit is currently undergoing refurbishment, with works focused on improving its EPC rating to enhance energy efficiency and overall performance.

Lease Type	New



Unit Summary

- WC Facilities
- Electric Roller Shutter Door
- Double Glazed Windows and Doors
- Car Parking
- Starter Unit
- Storage Unit

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£8,200.00	£12.41
Rates	£2,410.17	£3.65
Maintenance Charge	£1,242.68	£1.88
Insurance	£132.20	£0.20
Total Cost	£11,985.05	£18.13

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.

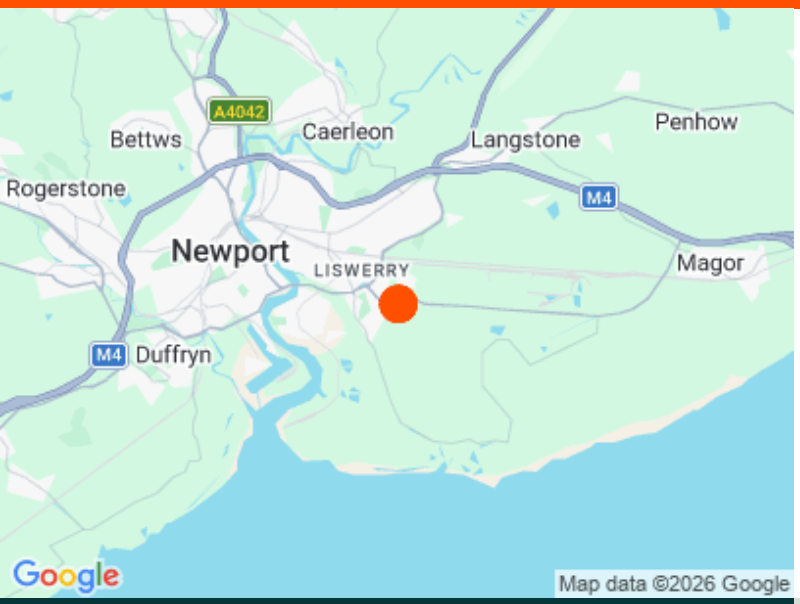
For more info please visit: unit.info/UIP0100843

+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 (65)

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