/INDURENT



Industrial

UNIT 16 | ESTUARY COURT

Queensway Meadows Industrial Estate, Newport, NP19 4SX

UNIT 16 | 1,406 SQ FT

Newly refurbished industrial unit with office accommodation

Unit 16 is an end of terrace unit offering an ideal starter or storge space, featuring a small office area.
The property is currently undergoing refurbishment, which will include upgrades to improve its EPC rating.
Located just off the A48 and close to the M4, the unit benefits from excellent transport connections and 24 hour access.

Lease Type	New



Unit Summary

- Refurbished Unit
- Office Accommodation
- WC Facilities
- Electric Roller Shutter Door
- Car Parking
- Close to Transport

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£15,200.00	£10.81
Rates	£4,348.79	£3.09
Maintenance Charge	£2,643.28	£1.88
Insurance	£281.20	£0.20
Total Cost	£22,473.27	£15.98

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.

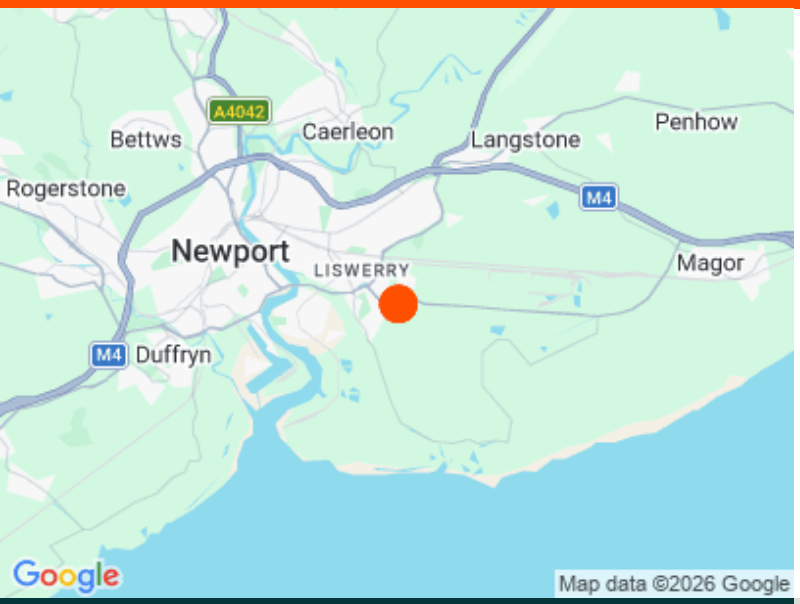
For more info please visit: unit.info/UIP0100845

+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 (59)

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