



UNIT 13 WERN TRADING ESTATE, NEWPORT NP10 9FQ

Industrial Unit / Warehouse to Let

Established Industrial Location

Mezzanine floors installed (can be removed)

Excellent Transport Links

Approximately 540.04 sq m (5,813 sq ft) plus mezzanines

Quoting £27,500 per annum, exclusive



LOCATION

The property is located on the established Wern Trading Estate, Rogerstone and is approximately 3 miles north west of Newport City Centre. Access to the M4 Motorway at J28 is within approximately 2 miles via the A467 and A4072.

Occupiers on the estate include Tiny Rebel Brewing, Cedric John & Sons, Master Textiles and David Wood Bakeries among others.

DESCRIPTION

The property provides an industrial / warehouse unit, of steel portal frame construction with blockwork / brickwork and profile sheet clad elevations, under a profile metal sheet roof incorporating approximately 10% roof lights.

The unit benefits from a concrete floor, strip lighting and a minimum eaves height from 5.59m. Access is via a single roller shutter door measuring 3.5m wide by 4.78 high.

Offices are provided at ground and first floors and benefiting from carpeted floors, painted walls and ceilings, strip lighting, perimeter trunking, wall mounted power and electric heating. In addition, to the offices there is also a kitchen together with male and female WC's.

Externally, there are 10 car parking spaces and an area for loading.

ACCOMMODATION

Warehouse	439.73 sq m	(4,733 sq ft)
G/f Office	48.06 sq m	(517 sq ft)
F/f Office	50.06 sq m	(539 sq ft)
Total	540.04 sq m	(5,813 sq ft)

There are also 2 separate mezzanine floor areas providing additional storage. These can be left in-situ or removed, depending upon future occupier's requirements.

PLANNING

We understand that the property benefits from planning consent for industrial use. However, we recommend that interested parties make their own enquiries to the local authority.

LOCAL AUTHORITY

Newport City Council:
Tel: 01633 656656

RATING ASSESSMENT

Currently the property is rated along with unit 14. Therefore the property will require reassessment.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be available shortly.



Plans are provided for identification purposes only and are not to be relied upon for any other purpose.

TENURE

The property is available to lease on full repairing and insuring lease. We are quoting a rent of £27,500 per annum, exclusive.

VIEWING

Should you require further information or wish to arrange a viewing, please contact:-

DAN SMITH
01633 740 740

KELLY BINNIE
01633 740 740



01633 740 740

m4pc.co.uk

Beechwood House, Christchurch Road, Newport NP19 8AJ

M4 Property Consultants (M4PC) (and their joint agents where applicable) for themselves and for the vendors and/or the lessor of this property for whom they act, give notice that: i) These particulars do not constitute, nor constitute any part of, an offer or contract. ii) None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. iii) Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. iv) M4PC will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. vi) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Subject to contract

M793 Ravensworth 01670 713330