



7 GRANVILLE LANE, NEWPORT, NP20 2AL

Warehouse / Industrial Unit to Let

Situated near Newport City Centre

Excellent Transport Links

Suitable for a Variety of Uses

Approximately 111.30 sq m (1,198 sq ft)

Quoting £8,000 pa, exclusive



LOCATION

The City of Newport is located in a prime strategic location close to the border of England and Wales. It benefits from excellent access to the M4 motorway and wider motorway network and provides regular train services to London Paddington. The City has an immediate population of approximately 137,000.

The property is situated on Grandville Lane, near Newport city centre. It is well located for serving the city centre but also provides easy access to the M4 at junctions 25, 26 or 27.

Surrounding occupiers include Halfords Auto Centre, Newport Car Sales, Lidl, Midnight Motor Factors and various other office and industrial occupiers.

DESCRIPTION

The property offers a rectangular warehouse with small offices and WC's to the rear of the property.

Access to the warehouse is provided via a single roller shutter door measuring 3.0m high by 4.0m wide. The minimum eaves height is 2.86m. 3 phase and single phase power is provided, with wall mounted power sockets. There is also strip lighting throughout.

ACCOMMODATION

The property provides the following approximate gross internal areas: -

Warehouse	91.88 sq m	(989 sq ft)
Office	19.42 sq m	(209 sq ft)
Total	111.30 sq m	(1,198 sq ft)

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

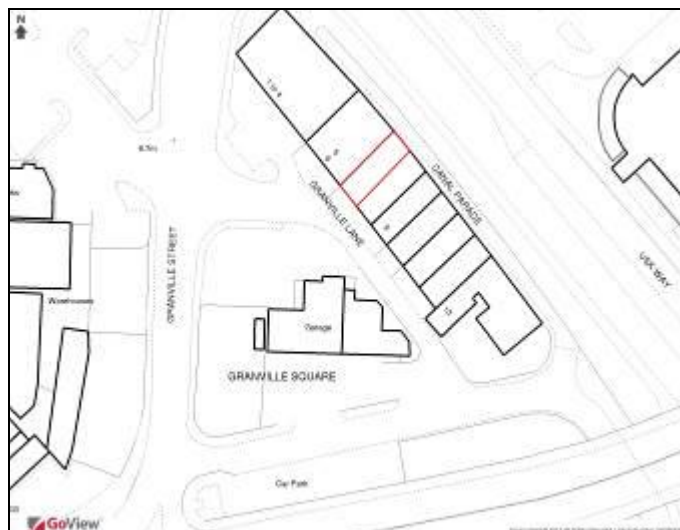
Newport City Council:

Tel: 01633 656656

RATING ASSESSMENT

RATEABLE VALUE:	£4,650
RATES PAYABLE: (2018/19):	£2,390 pa*

* Some occupiers may qualify for 'small business relief' which will provide a discount or even full exemption on this figure. Interested parties should contact the business rates department at Newport Council for more information.



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

ENERGY PERFORMANCE CERTIFICATE

An EPC has been ordered and will be available shortly.

TENURE

The property is available by way of a new lease. The quoting rent is £8,000 per annum, exclusive.

VIEWING

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

DAN SMITH
01633 740 740
dan@m4pc.co.uk

KELLY BINNIE
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kelly@m4pc.co.uk



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