



## Unit A Reevesland Industrial Estate

Caswell Way, Newport, NP19 4PW

### To Let: Large Industrial Warehouse

**36,647 sq ft**  
(3,404.62 sq m)

- Well located in a prominent commercial area
- 5 x Roller shutter doors
- New LED lighting throughout
- Office accommodation
- Pedestrian access
- Sufficient yard space

# Unit A Reevesland Industrial Estate, Caswell Way, Newport, NP19 4PW

## Summary

<b>Available Size</b>	36,647 sq ft
<b>Rent</b>	£128,000 per annum
<b>Rates Payable</b>	£42,316 per annum
<b>Rateable Value</b>	£74,500
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C

## Description

The property comprises an end of terrace warehouse of steel truss frame construction and reclad elevations with aluminium steel sheeting.

Internally, the unit has concrete floors, with brick and blockwork elevations on the northern side of the warehouse. The remaining elevations comprise low level blockwork and steel sheeting.

There are two areas of office accommodation, one off the main warehouse and a second within the separate building at the front of the unit. Both spaces have been recently redecorated with finishes including laminated flooring, suspended ceilings, LED lighting, welfare facilities and WC's.

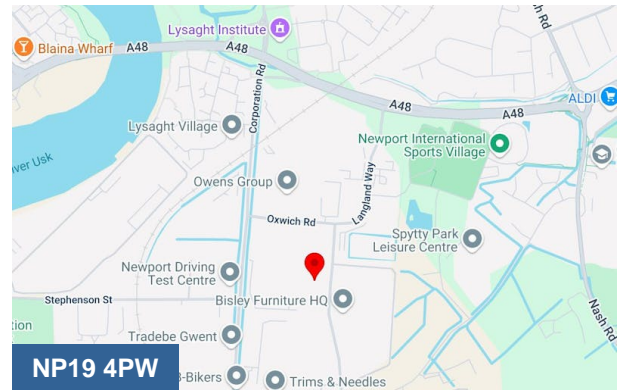
Access to the unit is via five roller shutter doors which are electronically monitored, alongside pedestrian access through the office accommodation at the front of the property.

There is a large yard at the front of the unit, with additional yard space on the southern side of the property.

## Location

The property is located on Reevesland Industrial Estate, a well known and established estate benefiting from excellent links into the South Wales Road Network with Junction 24 of the M4 Motorway approximately 2.5 miles away.

The area is situated within a wider commercial area of Newport with nearby industrial estates including Newport Business Centre, Stephenson Street and Langland Park.



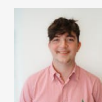
## Viewing & Further Information



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