

alder king

PROPERTY CONSULTANTS

FOR SALE / TO LET

Former Brandons Tool Hire

Wharf Road, Newport, NP19 0WB

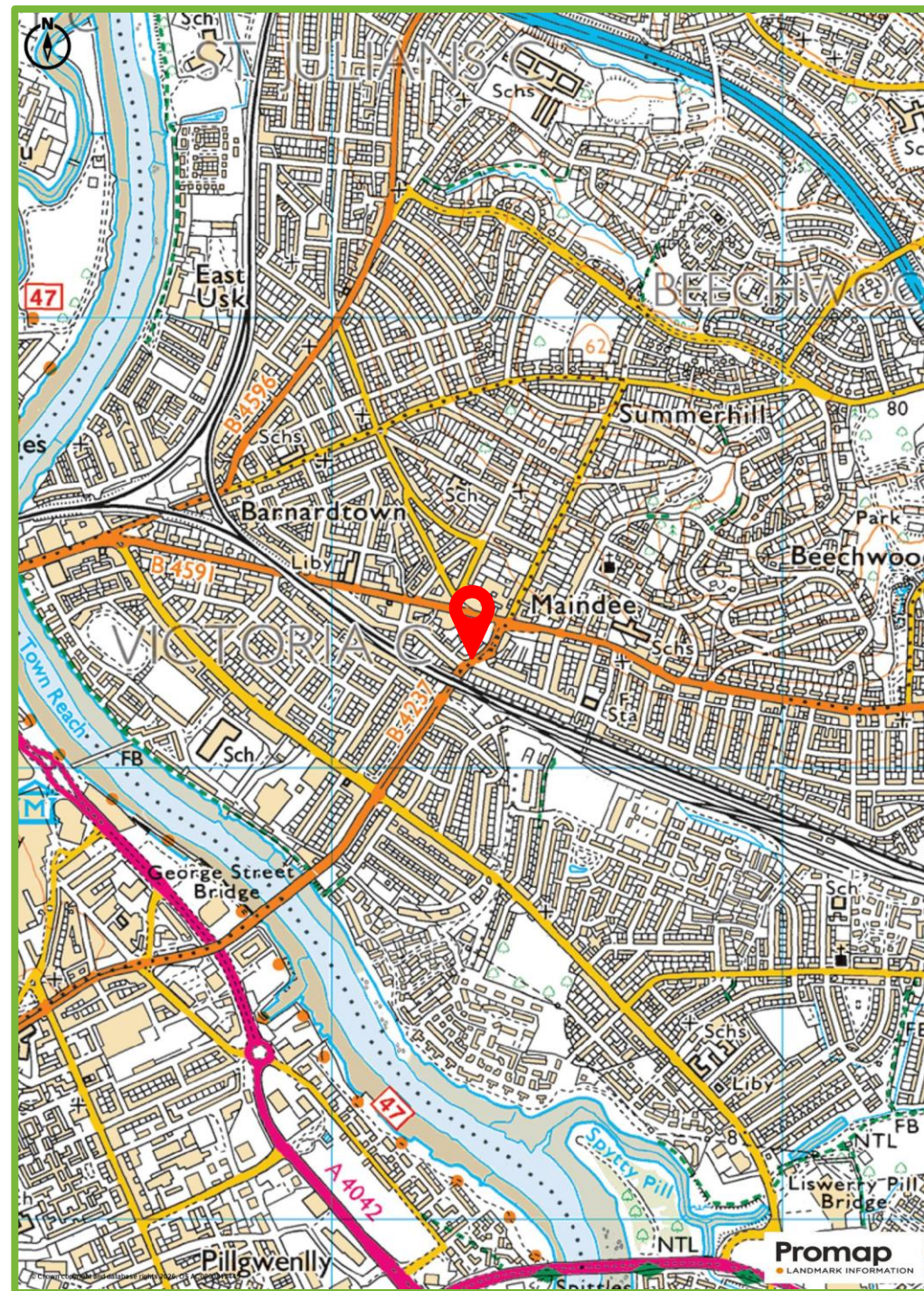
Industrial unit with secure yard with redevelopment potential – Approx. 11,922 on 0.36 acres

Location

Formerly occupied by Brandon Tool Hire, the site is located on Wharf Road, Newport within one of the city's established commercial and trade areas. The property benefits from excellent transport connections, making it ideally situated to serve Newport, Cardiff, Bristol and the wider South Wales / South West regions.

The site benefits from convenient access to Junctions 24 - 28 of the M4 motorway whilst Newport city centre is only a short drive away. Cardiff is situated approximately 15 miles to the west and Bristol around 30 miles to the east.

Its location close to Port of Newport and the city's principal industrial and distribution areas offers advantages for trade, storage, distribution and commercial occupiers.



M4



1 mile northeast

A4042



< 2 miles west

Cardiff



< 15 miles

Bristol



< 30 miles

Accommodation

Description

The property comprises of a detached industrial building benefitting from a secure yard. A further outbuilding is located within the yard, which was previously used for storage purposes. The total site area is 0.36 acres; hence the site may be suitable for redevelopment (subject to planning).

Existing eaves height as follows:

- 3.5m minimum
- 5.2m maximum.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Parking

Parking for the property is available within the yard, which is accessed via a gated entrance from Wharf Lane.

The measured areas (GIA) are set out below:

Area	Sq ft	Sq m
Ground Floor	6,322	587
First Floor Mezzanine	4,622	429
Outbuilding	978	91
TOTAL	11,922	1,108

Title

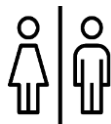
The property is registered under title no: WA639180.



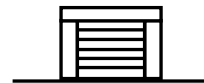
Industrial & Logistics



WC facilities



Electric roller shutter doors



On-site parking



Office Space



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for industrial use but any occupier should make their own enquiries to the Planning Department of Newport City Council.
Tel: 01633 656656 or (www.newport.gov.uk).

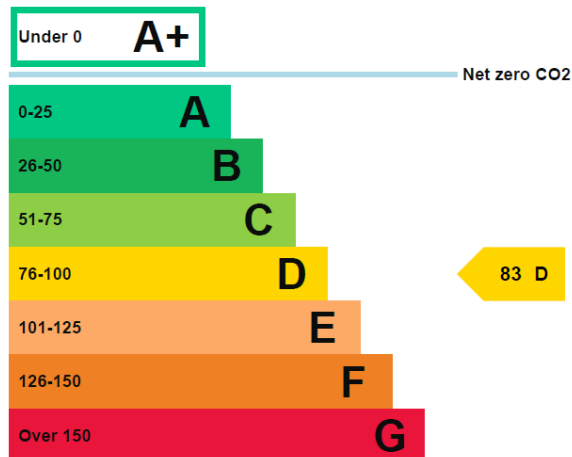
Business Rates

Interested parties should make their own enquiries to Newport City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.
www.voa.gov.uk.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Energy Performance Certificate



Lease/Tenure/Terms

The property is available on a new full repairing lease with terms to be negotiated.

Property to be sold with vacant possession – current Tenant likely to fully vacate by 30 June 2026.

Rent/Purchase Price

The unit is offered to let at £40,000 per annum, exclusive of VAT.
Sale guide price at £450,000.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits (for leasehold only)

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: GD/102636 **Date:** June 2026 **Subject to Contract**



COMMERCIAL
AGENCY



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MANAGEMENT
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ASSET
RECOVERY

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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