

# UNIT 1

Felnex Industrial Estate, Newport, NP19 4PQ



## Key Highlights

- 22,761 sq ft
- Two storey office accommodation plus additional retail area
- Two ground level loading doors
- 5.1m minimum internal height
- Established and well located industrial and distribution area with good access to South Wales and South West England.
- Shared parking / yard area
- Ease of access to the A48 and the M4 via junctions 24 - 28

## Location

The unit is located just off Stephenson Street on Mariner Way, an established industrial distribution area approximately 1.5 miles from Newport City Centre and which provides ease of access to the A48 and subsequently to the M4 motorway with 10 mins, via junction 24 to 28. Surrounding occupiers include Hydra flow, Royal Mail, Cogent Power and Owens Group.

## Description

Unit 1 provides a steel and concrete frame warehouse with two floor internal office areas. The corrugated asbestos roof has been asbestos overlaid and there are two roller shutter doors at either end of the side elevation, both fronting on to a shared, unsecure yard/parking area. There is also an additional retail area which can provide more storage, office space or customer entrance.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	21,383	1,986.55	Available
Ground - Office	213	19.79	Available
1st - Office	212	19.70	Available
Ground - Retail Area	953	88.54	Available
<b>Total</b>	<b>22,761</b>	<b>2,114.58</b>	

## Terms

Available by way of assignment or sub-lease of an existing lease expiring 4th July 2027. The existing lease is contracted inside the Landlord and Tenant Act 1954.

The unit will also be available by way of new lease for a term of years to be agreed, subject to surrender of the existing lease.

## Planning

We understand the unit currently has B8 use.

## Rent

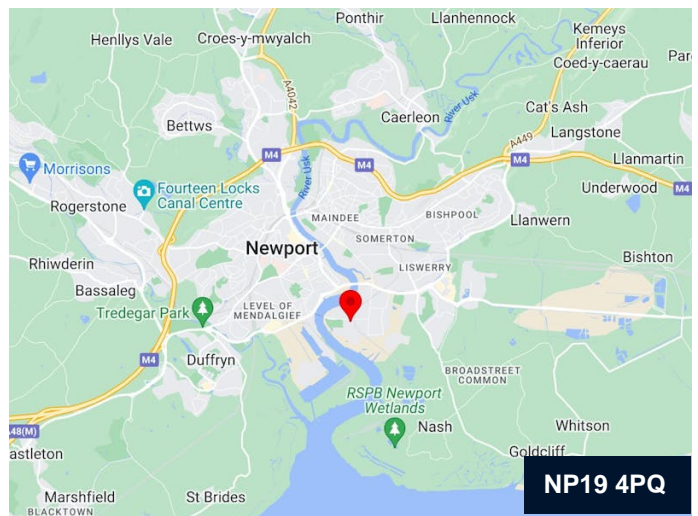
Rent upon application.

## Viewings

Please contact sole agents, Savills.

## Business Rates

Upon Enquiry



## Contact

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