

TO LET

Land at Herbert Road

Newport, NP19 7BH

Industrial yard(s) available on flexible terms – between approx. 0.25 – 2 acres

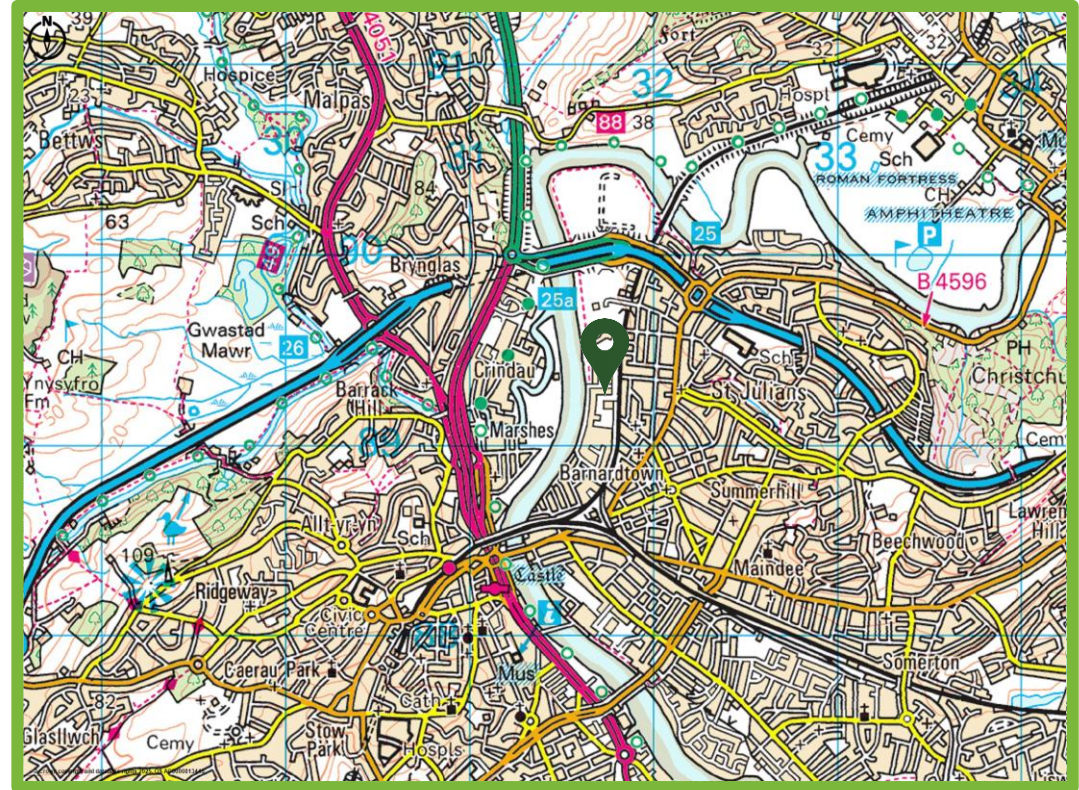
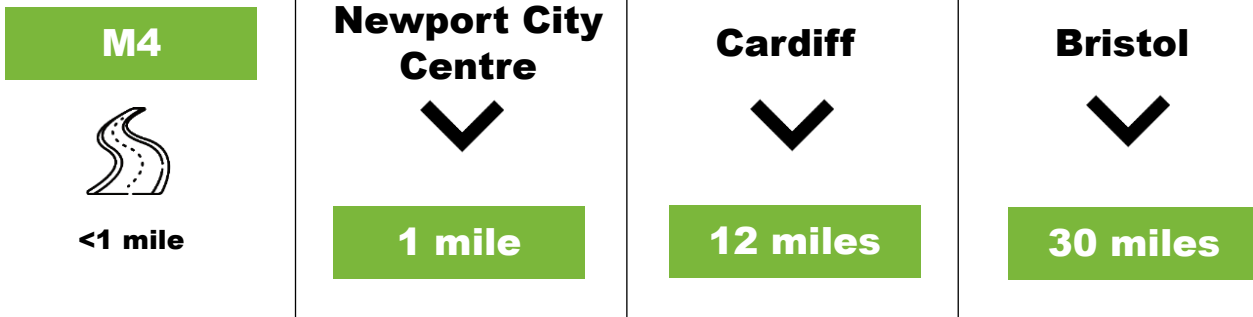


*Red line is indicative only

Location

The property is located on the west side of Herbert Road, Newport. The site is surrounded by new build residential developments to the north and west. To the south, the area is predominantly industrial in nature with occupiers including Temple Gate Electrical Supplies, Standard Signs and Anglo American Autocare.

The property is conveniently located less than one mile from J25 of the M4, with excellent onward connections to Cardiff in the west and Bristol to the east.



Accommodation

Description

The main yard has recently been fenced and gated and currently mainly comprises a mixture of concrete and tarmac surfacing. It has also been recently cleared of debris and vegetation.

The site is split-level, making it suitable for dividing into smaller plot sized if required.

Area	Acres	Hectares
Yards	0.25 – 2.0	0.1 – 0.8

Services

We are advised there is water and electricity at the yard. However, we confirm that we have not tested any of the service installations and any purchaser must satisfy themselves independently as to the state and condition of such items.



Planning | Rates | 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 656 656 or www.newport.gov.uk.

Business Rates

Interested parties should make their own enquiries to Newport City County Borough 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](#).

Lease

The property is available on a new full repairing flexible leases with annual breaks. Longer term leases may be considered.

Rent

The yards are available to let from £10,000 to £70,000 per annum – exclusive of VAT. Price dependent on the size of yard required.

Legal Costs

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

Rental Deposits

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. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the 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/101856 **Date:** October 2025 **Subject to Contract**



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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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