



# TO LET.



**Open Storage plots of 1 acre to 2.2 acres.  
West Way Road, Newport, NP20 2PQ.**



## Location.

The site is situated at the entrance of Newport Docks and is accessed from West Way Road which connects with Docks Way.

Junction 28 of the M4 Motorway is approximately 2 miles to the west and accessed via the A48 Southern Distributor Road (SDR).

Newport City centre is approximately 1.5 miles to the east and is accessed via the B4327.

## Description.

The site can be accessed from the south via West Way Road. It offers a predominantly level surface finished with compact rolled hard core.

The site is fully fenced.

Plots of 1 acre to 2.2 acres are offered. A plan showing the layout is available on request.

## Rent.

Available on application.

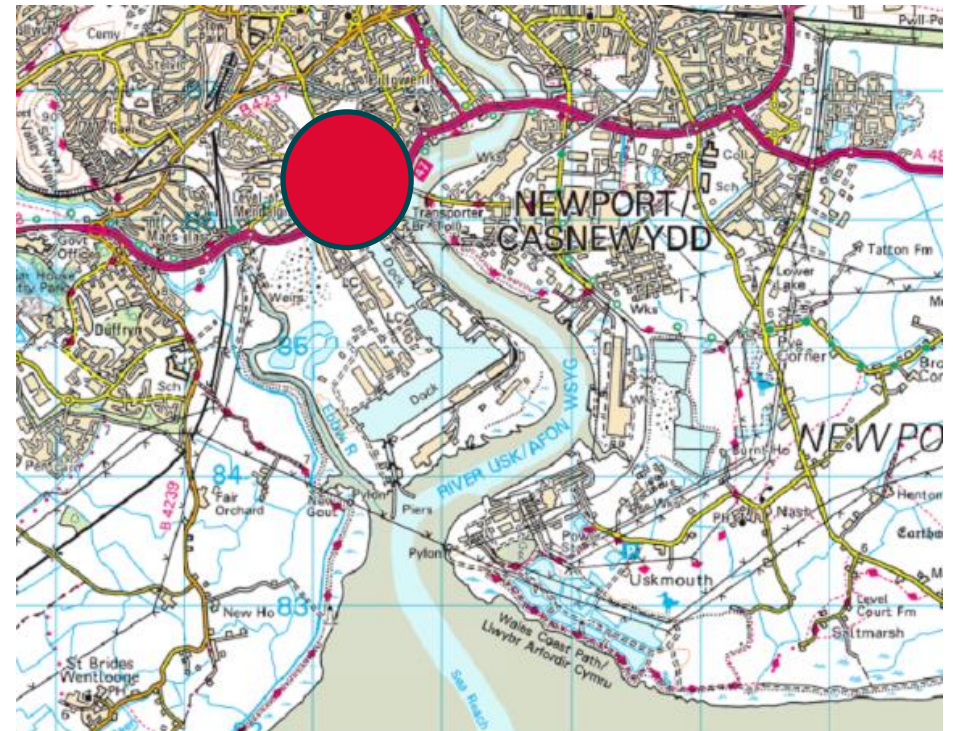
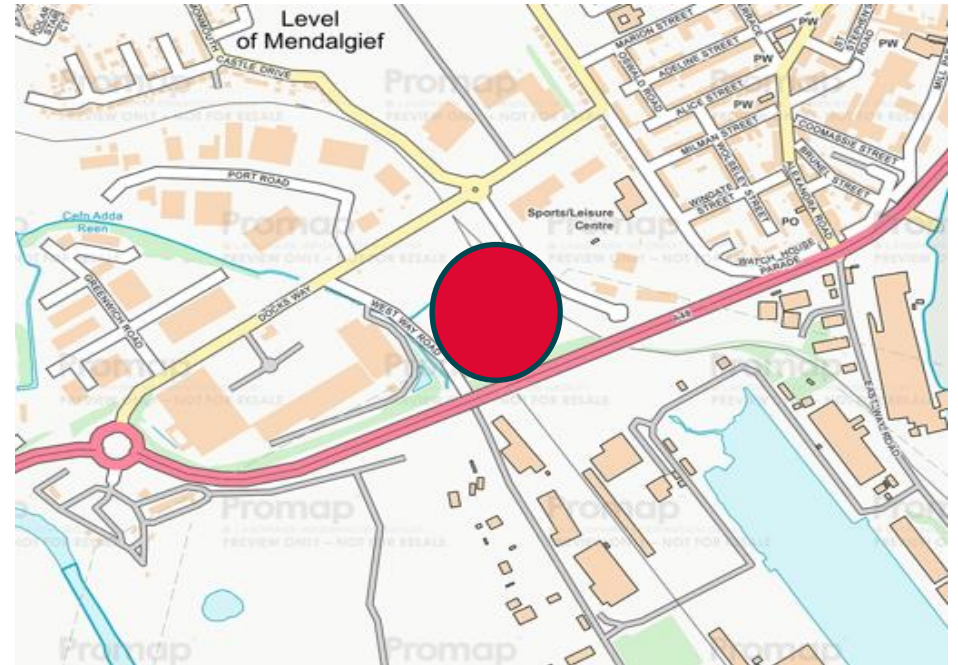
## Services.

We are informed that water and power will be connected to the site.

## Terms.

New lease for a term of years to be agreed.

Short term flexible leases considered.





M4 Motorway

Newport City Centre

Maesglas Industrial Estate

Mendalgief Retail Park

Newport East Retail Park

The Site

A48 / SDR

Newport HWRC

# Contact.

For further information, or to arrange a viewing, please contact the letting agent.



**NEIL FRANCIS**

07766 511 983  
[neil.francis@knightfrank.com](mailto:neil.francis@knightfrank.com)

**EMILY WILSON**

07977 072 902  
[Emily.Wilson@knightfrank.com](mailto:Emily.Wilson@knightfrank.com)

## Feb 2023 - SUBJECT TO CONTRACT

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