



**Unit 1 Felnex Ind Estate**  
**Newport**  
**Gwent**  
**NP19 4PQ**

**Detached Industrial Building**  
**20,469 Sq Ft (1,901.60 Sq M)**

- Established industrial location in close proximity to the M4
- Good road frontage
- Generous parking and loading provisions.
- Direct access to Cardiff and Bristol

## LOCATION

Felnex Industrial Estate is a well established commercial location on Mariner Way, approximately 2 miles east of Newport city centre. The estate benefits from excellent access to the A48 and the M4 Motorway via Junctions 24-28, providing strong connectivity to Cardiff, Bristol and the wider South Wales and South West motorway networks.

## DESCRIPTION

Unit 1 comprises a steel and concrete frame industrial warehouse incorporating internal offices arranged over two floors. The property benefits from a generous internal height, with eaves of approximately 5.92 metres rising to a 6.75 metre pitch, suitable for a range of industrial and distribution uses. The roof has been asbestos over-clad, and access is provided via two roller shutter doors positioned at either end of the side elevation, opening onto a shared, unsecure yard and parking area. In addition, the unit includes a flexible retail or ancillary area which could suit additional storage, office accommodation or a customer-facing entrance. The property also enjoys good road frontage onto Stephenson Street, providing strong visibility and ease of access.

## PLANNING

The property is currently being used to store electrical components. Potential occupiers need to do their own due diligence with regards to planning consent.

## ACCOMMODATION

	Sq M	Sq Ft
Warehouse	1,809.60	19,479
Trade Counter & Welfare	92.00	990
Total	1,901.60	20,469

The above measurements are done on a Gross Internal Area (GIA) basis.

## SERVICES

Prospective tenant to make their own enquiries regarding the availability capacity and condition of services

## TERMS

The property is available by way of a full repairing and insuring lease on terms to be agreed.

## QUOTING RENT

Rent on application

## EPC

The property has an EPC rating of 85 D.

## VAT

All Figures Quoted are exclusive of VAT

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

## VIEWINGS

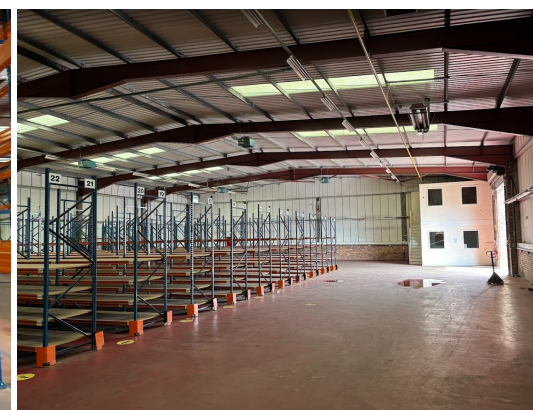
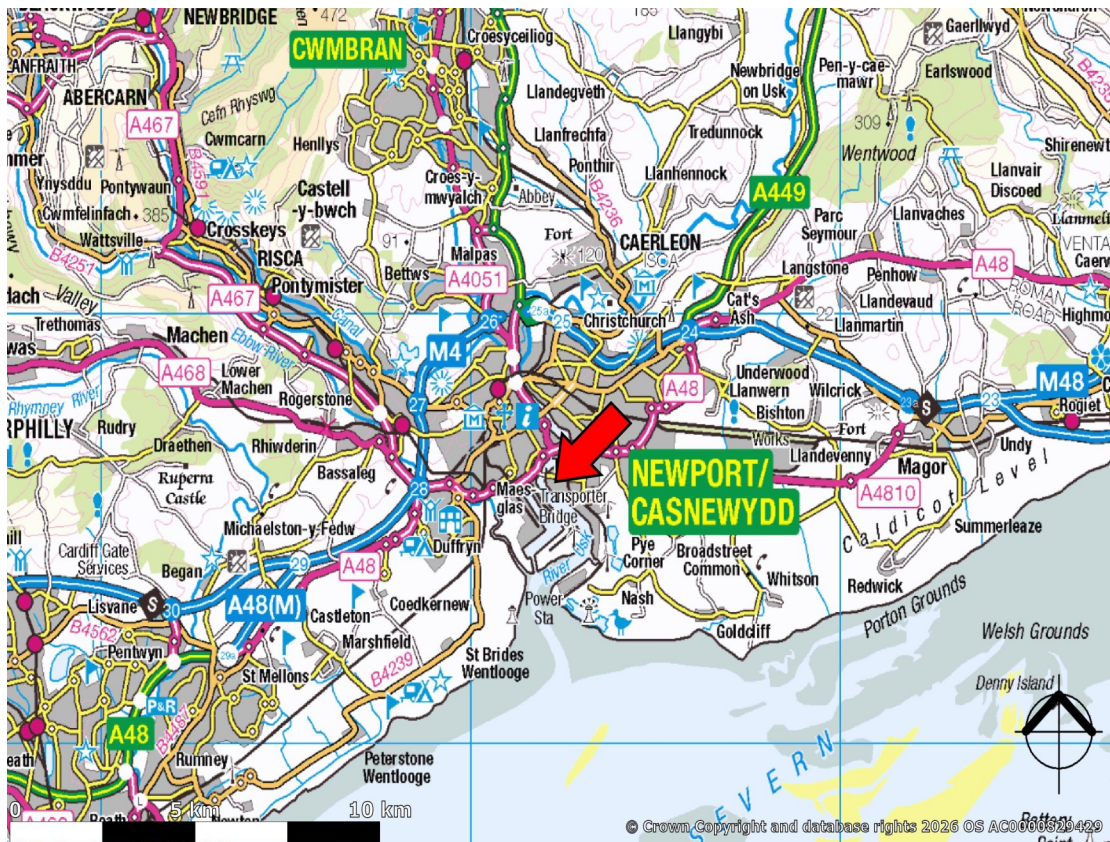
Viewings can be arranged by prior appointment with sole agents Carter Jonas.

## AML

Please note a successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.



For Identification Purposes Only



## FURTHER INFORMATION

Should you require further information please contact:

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## IMPORTANT INFORMATION

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May 2026

**Carter Jonas**