



## UNIT 3 WERN TRADING ESTATE, NEWPORT NP10 9FQ

Industrial Unit / Warehouse to Let

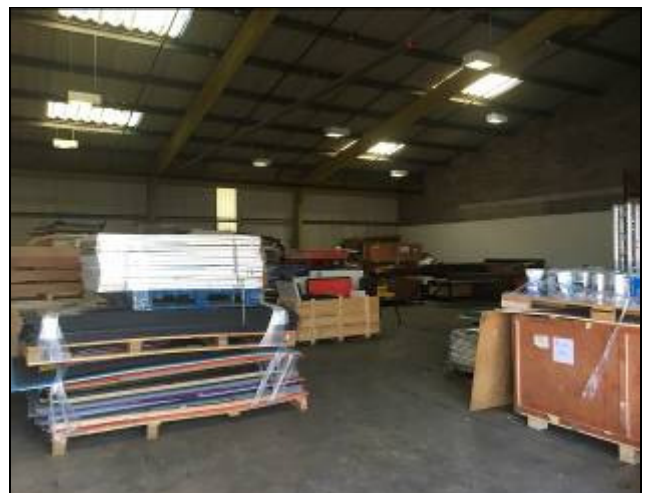
Established Industrial Location

Two Storey Office Accommodation

Excellent Transport Links

Approximately 414.34 sq m (4,460 sq ft)

Quoting £23,500 per annum, exclusive



## LOCATION

The property is located on the established Wern Trading Estate, Rogerstone and is approximately 3 miles north west of Newport City Centre. Access to the M4 Motorway at J28 is within approximately 2 miles via the A467 and A4072.

Occupiers on the estate include Tiny Rebel Brewing, Cedric John & Sons, Deli Serve and David Wood Bakeries among others.

## DESCRIPTION

The property provides an industrial / warehouse unit, of steel portal frame construction with blockwork / brickwork and profile sheet clad elevations, under a shallow pitch roof incorporating approximately 10% roof lights.

The unit benefits from a concrete floor, sodium lighting, 3 phase power, fire alarm system and a minimum eaves height of 3.56m. Access is via a single roller shutter door measuring 3.5m wide by 3.52 high.

Offices are provided at ground and first floors and benefit from carpeted floors, painted walls and ceilings, strip lighting, wall mounted power and electric heating. In addition to the offices there are also male and female WC's.

Externally, there ample parking spaces and an area for loading.

## ACCOMMODATION

Warehouse	331.38 sq m	(3,567 sq ft)
Ground & First Floor Office	82.96 sq m	(893 sq ft)
<b>Total</b>	<b>414.34 sq m</b>	<b>(4,460 sq ft)</b>

## PLANNING

We understand that the property benefits from planning consent for industrial use. However, we recommend that interested parties make their own enquiries to the local authority.

## LOCAL AUTHORITY

**Newport City Council:**  
Tel: 01633 656656

## RATING ASSESSMENT

RATEABLE VALUE:	£21,000
RATES PAYABLE: (2019/20)	£11,046 pa

## SERVICE CHARGE

Tenants will be required to contribute to maintenance of common parts of the estate via the service charge. The current contribution for this unit is £2,562 per annum, exclusive.



## Energy Performance Asset Rating

More energy efficient

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**86**

This is how energy efficient the building is.

Plans are provided for identification purposes only and are not to be relied upon for any other purpose.

## TENURE

The property is available on a new full repairing and insuring lease. We are quoting a rent of £23,500 per annum, exclusive.

## VIEWING

Should you require further information or wish to arrange a viewing, please contact:-

**DAN SMITH**  
01633 740 740  
dan@m4pc.co.uk

**ANDY HOMER**  
01633 740 740  
andy@m4pc.co.uk



**01633 740 740**  
m4pc.co.uk

Beechwood House, Christchurch Road, Newport NP19 8AJ

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M793 Ravensworth 01670 713330