

TO LET

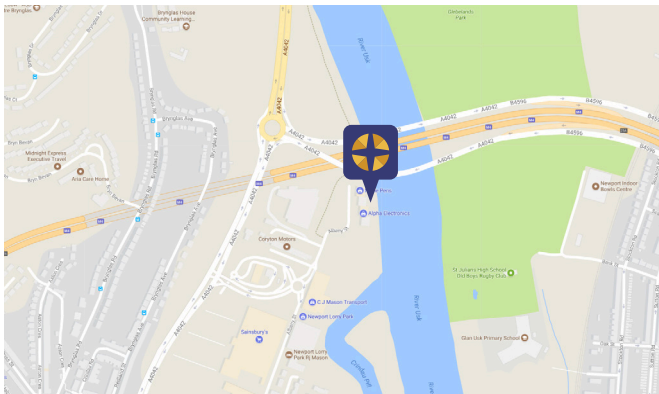


11 Waterside Court, Albany Street, Newport, NP20 5NT

- Excellent access onto the M4 Motorway (Junction 25A and 26)
- Net internal area 2,084 sq ft (193.71 m²)
- 6 parking spaces

Location

Waterside Court is situated 2 miles north of Newport city centre. The premises have excellent access to junction 25a and 26 of the M4 motorway. Access to the estate is via the new access road created with the Sainsbury's supermarket adjacent to the subject premises.



Description

The premises comprises of two storey self contained unit with steel frame construction beneath a pitched roof, clad with tiles. The premises can be occupied entirely as offices or the ground floor can be used as a workshop or stores.

Accommodation

The following areas have been measured to RICS guidelines:-

Area	Sq Ft	M ²
Unit 11		
Ground Floor	997	92.67
First Floor	1,087	101.04
Total	2,084	193.71

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

88

This is how energy efficient the building is.

Tenure & Terms

We are seeking a rental of £15,000 per annum.

Rateable Value

Rateable Value: £13,250 per annum

Legal Costs

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

VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

Viewing

Strictly by appointment with sole agents Hutchings & Thomas.

Contact

For more information contact Haydn Thomas or Fiona Weaver:

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