

TO LET

QUOTING RENTAL REDUCED



Crindau Works Glassworks Cottages Albany Street Newport, NP20 5NL

- Excellent access to the M4 motorway @ Junctions 25, 25a & 26
- Aggregate GIA 4,686.83 m² / 50,449 sq ft
- Good Yard area
- Substantial on-site Parking

Location

The subject property is located to the north of Newport City Centre in an area known as Crindau. The area provides a mixture of historic residential and commercial properties. The northern section of the Crindau area has recently undergone redevelopment with the Sainsburys store.

Part of this development included a new link road from the A4042 link road which links Newport City Centre to the M4 motorway and to Newport's northern suburbs and Cwmbran beyond. The link road has enabled the area to experience further development including the proposed new ALDI store which has recently received planning approval. The property is well located in terms of the M4 motorway at both junctions 25a and 26 being accessed easily from the subject site.

Description

The property comprises a self-contained site comprising four bays of warehouse, production storage space of steel frame construction with steel profile sheeted elevations and roofs and there are further older buildings to the rear of the site which are of steel frame with brick or block infill.

The site is accessed via Albany Street and has two access points to the front and rear of the property.

The front access road leads to an extensive parking area with circa 65 + vehicles. This road then continues around the northern edge of the building and gives access to the rear yard. A separate access to the rear yard is located to the southern end of the site, adjacent to the front of the building just off Albany Street and would be the main point of access to the rear concreted yard area.

Accommodation

The accommodation as follows has been measured on a gross internal area basis in accordance with RICS Property Management, 2nd Edition, January 2018:-

Room	sq m	sq ft
Rear Standalone Building	756.51	8143
Rear Older Style Buildings	706.32	7603
Front Buildings inc. rear single storey extension	3224.02	34,703
TOTAL GIA	4686.83	50,449

Car Parking

Circa 65 + vehicles.

Tenure & Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Quoting Rental

We are quoting a rental of £190,000 per annum, exclusive of VAT

Energy Performance Rating

The EPC Certificate that has been provided indicates that the subject property will fall within the acceptable energy performance range for the purposes of the Act, being rated as D/96. (Certificate N°9920-4960-0344-5640-9074. Valid until 21st December 2024).

Rateable Value

Interested parties should make their own enquiries with the local authority.

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 Brian Chatfield:

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