

To Let



1st Floor Office Space Unit 32a, Broadwater Road Leeway Industrial Estate Newport, NP19 4SN

- First Floor Offices
- 6 N° Parking spaces
- Good road links to the A48 Southern Distributor Road and Junctions 24 & 28 of the M4 motorway
- Total GIA approximately 1,350 sq. ft / 125.49 m²

Location

The subject premises are located on Broadwater Road on the Leeway Industrial Estate.

Leeway Industrial Estate is a well-established commercial industrial estate located to the south of Newport. The estate houses a variety of occupiers including national, regional, and local.

The property has good road links being within close proximity to the Southern Distributor Road (SDR) which provides direct access onto junctions 24 and 28 of the M4 motorway.

Description

The first floor provides cellular office accommodation accessed off a main corridor, having suspended ceilings and LED lighting. The ground floor area provides a kitchen area and WCs. The offices have gas central heating.

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
Kitchen	191	17.77
Stores	144	13.43
WC	-	-
First Floor		
Offices	1015	94.29
TOTAL GIA	1350	125.49

Car Parking

6 N° parking spaces.

Tenure & Terms

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

Quoting Rental

£10,500 (Ten Thousand Five Hundred Pounds) per annum exclusive.

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 E / 102. Certificate available upon request.

Rateable Value

Please note that Hutchings & Thomas cannot confirm the level of rates payable to the Local Authority. Interested parties are therefore advised to make their own enquiries by contacting Newport City Council – www.newport.gov.uk.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

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

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Hutchings & Thomas will require any tenant / purchaser to provide proof of identity along with any other required documents.

Viewing

Strictly by appointment with sole agents Hutchings & Thomas.

Contact

For more information contact Haydn Thomas:

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Important Notice

Hutchings & Thomas gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained here in (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any area, measurements or distances referred to herein are approximate only. 6. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulation or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not be way of statement of fact.

**HUTCHINGS
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