

TO LET



Former Electricity Sub Station Mill Parade Newport NP20 2JQ

- Office / Storage premises with yard area.
- Prominent location close to the A48 Southern Distributor Road.
- Suitable for various uses (subject to the required consents).
- Gross area circa 123.67 m² / 1,331 sq. ft.

Location

The subject premises are located on Mill Parade which is situated in the Pillgwenly area of Newport about 1.5 miles to the south of the City Centre. The area was traditionally carved on the back of the Newport Docks which lie just to the south of the Southern Distributor Road. The Southern Distributor links onto Junctions 24 and 28 of the M4 motorway.

Description

The property comprises a single storey, semi-detached former substation. The premises has personnel access from Mill Parade and from the rear yard via gantry steps. The yard is accessed via double palisade gates from Mill Parade and has palisade fence surround. Internally the property is mainly open plan with kitchen, WC's, and shower room. The property has strip lighting throughout.

Accommodation

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

	sq m	sq ft
TOTAL GIA	123.67	1331

Tenure & Terms

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

Quoting Price

£12,000 (Twelve Thousand 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 120 / E. (Certificate N° 0090-1969-0376-4300-6000. Valid until 11th January 2026). A copy of the certificate is 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 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.

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.

Contact

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