

To Let



28 Leeway Court Leeway Industrial Estate Newport NP19 4SJ

- Gross internal area 118.44 m² / 1,275 sq. ft.
- Located on a well-established industrial estate.
- Available by way of a new lease.

Location

The subject unit is located on Leeway Industrial Estate a well-established commercial industrial estate located to the south of Newport. The area is well positioned in terms of access to the M4 motorway via the southern distributor road linking to Junction 28 of the M4 to the west and Junction 23 of the M4 to the east.

The estate houses a variety of occupiers including national, regional, and local.

Description

The subject property comprises a mid-terraced unit of traditional portal frame construction with half-clad half-brick finished elevations. The premises has a front apron area with roller shutter door (2.98 m² x 3.35 m²) leading into an internal warehouse area. There is an office and WC to the front area of the unit. The property has concrete floor finish throughout. Additional insulated panels have been installed to the roof of the unit.

Accommodation

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

Room	sq m	sq ft
Total GIA	118.44	1275

Tenure & Terms

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

Quoting Rental

We are quoting a rental of £12,500 (Twelve Thousand Five Hundred Pounds) per annum exclusive.

Service charge

The ingoing tenant will be liable to pay a service charge for the standard Landlord's outgoing i.e., upkeep of the external fabric of the premises and common parts. Further details are available upon request.

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 C / 68. (Certificate N° 5448-2000-8587-7943-0951. Valid until 7th April 2033). A copy of the certificate is available upon request.

Rateable Value

Description: Warehouse and Premises

Current Rateable Value: £6,600 – 1st April 2023 to present.

Please note that Hutchings & Thomas cannot confirm the level of any payments to the Local Authority and any further enquiries will need to be made to 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:

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
& THOMAS**
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