

TO LET



Units 1 & 3 Leeway Court Leeway Industrial Estate Newport NP19 4SJ

- Prominently located on a well-established industrial estate.
- Available by way of a new lease either separately or as one unit 2,438 – 4,876 sq. ft / 226.49 – 452.8 m².
- Good access to the M4 motorway via the A48 Southern Distributor Road
- Suitable for alternative uses (subject to the required consents)

Location

The subject units are 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 premises comprise an end and 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, leading into an internal warehouse area. The units have an internal office and WCs to the front area of the property. The units have a concrete floor finish throughout and strip lighting.

Accommodation

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

Unit 1	M ²	Sq.ft
Ground Floor Warehouse, Office, Mezzanine & WC	226.49	2438

Unit 3	M ²	Sq.ft
Ground Floor Warehouse, Office, Mezzanine & WC	226.49	2438

Tenure & Terms

The units are available by way of a new lease for a term of years to be agreed.

Quoting Rental

We are quoting a rental of £17,500 (Seventeen Thousand Five Hundred Pounds) per annum exclusive for the individual units.

Service Charge

The incoming tenant will be liable to pay a service charge for the upkeep of the common parts. Further details are available upon request.

Energy Performance Rating

The EPC Certificates that have been provided indicate that the subject properties will fall within the acceptable energy performance range for the purposes of the Act, being rated as:-

Unit 1

C / 61 Certificate N° 5424-4668-3595-0973-0332 valid until 22nd December 2031.

Unit 3

C / 71 Certificate N° 4406-0537-4014-7481-6266 valid until 24th May 2033).

A copy of the certificates are available upon request.

Rateable Value

Current Rateable Value 1st April to present:-

Unit 1

Description: Warehouse & Premises

Local Authority Ref: 020004009001006

Rateable Value: £12,500

Unit 3

Description: Factory & Premises

Local Authority Ref: 02000400900300A

Rateable Value: £12,250

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 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

For more information contact Haydn Thomas:

Haydn Thomas

01633 214 444

ht@hutchings-thomas.co.uk

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.