

To Let

QUOTING RENTAL REDUCED



## Unit 2 Factory Road Newport NP20 5FA

- Excellent access to the M4 motorway
- Total GIA approx. area 523.42 m<sup>2</sup> / 5,634 sq. ft
- Yard and on-site parking
- Immediately available

## Location

The property is located to the north of Newport city centre on Factory Road an established industrial and commercial location a short distance from the A4042 which provides a direct link to the M4 to the north and A48 Southern Distributor Road to the south.

## Description

The subject property comprises a detached steel portal frame building with brick side and rear elevations and rendered brick front elevation with asbestos sheeting to the roof and front elevation. The yard area surrounding the building is concreted.

The site is well defined having a palisade fence to the majority of the boundary with double palisade gates to the front entrance from Factory Road.

There are 3 N° roller shutter door access points, two to the front and one to the northern side of the building. The front roller shutters are circa 4.54 m wide x 3.68 m high with the side roller shutter being 3.04 m wide x 3.06 m high. Security roller shutters are in place on the front windows and access points including personal door.

Internally the property has a front office block with WC and kitchen area. The remainder of the building is open plan. The internal apex height is 6.93 m and 3.62 m to eaves haunch.

The premises has all main services including a gas connection. There is a boiler located to the front of the building which provides the office block with heating. The unit has high level sodium lighting.

## 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
<b>TOTAL GIA</b> <small>approx</small>	523.42	5634

## Tenure & Terms

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

## Quoting Rental

£25,000 (Twenty-Five 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 C / 75 listed as B8 Storage and Distribution. (Certificate N°0950-5945-0313-1690-5024. Valid until 18th May 2027). A copy of the certificate is available upon request.

## Rateable Value

**Description:** Workshop & Premises  
**Local Council Ref:** 020002915X1300B  
**Effective Date:** 1st April 2023  
**Rateable Value:** £17,250

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](http://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.

## Viewing

Strictly by appointment with sole agents Hutchings & Thomas.

## Contact

For more information contact Haydn Thomas or Mark Steven:

**Haydn Thomas**

01633 214 444

[ht@hutchings-thomas.co.uk](mailto:ht@hutchings-thomas.co.uk)

**Mark Steven**

01633 212 266

[mark@linnellspc.co.uk](mailto:mark@linnellspc.co.uk)

**NP Linnells**  
PROPERTY CONSULTANTS  
**01633 212266**

### Important Notice

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**HUTCHINGS  
& THOMAS**  
PROPERTY CONSULTANTS

Phone: 01633 214 444  
[info@hutchings-thomas.co.uk](mailto:info@hutchings-thomas.co.uk)