

To Let



Leeway Court Leeway Industrial Estate Newport NP19 4SJ

- Located on a well-established industrial estate
- Excellent communication within close proximity to the A48 southern distributor road linking both junctions 23 & 28 of the M4 motorway
- Available by way of a new lease for a term of years to be agreed
- Units from 118.44 m² / 1,275 sq. ft – 226.49 m² / 2,438 sq. ft

Location

Leeway Industrial Estate is 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 A48 southern distributor road linking to Junction 28 of the M4 to the west and Junction 24 of the M4 to the east. The estate houses a variety of occupiers including national, regional, and local.

Description

Leeway Industrial Estate comprises a mixture of mid-range and larger industrial premises, suitable for production, warehousing and a variety of service industries. The units are of traditional portal frame construction, with half-clad half brick finished elevations and concrete floor finish throughout having access via a roller shutter door, together with offices and WC facilities. Some units have the added benefit of further office /storage via mezzanine accommodation.

Car Parking

To the front of the units are visitor / staff car parking bays with loading and unloading via a roller shutter door.

Accommodation

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

	sq m	sq ft
Unit 1	226.49	2438
Unit 14	118.31	1273
Unit 18	118.44	1275

Tenure & Terms

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

Quoting Rental

Upon application.

Service Charge

The ingoing tenant will be liable to pay a service charge for the standard Landlord's outgoings i.e., upkeep of the external fabric of the premises and 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

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

Unit 14

Certificate N° 7039-7811-9220-2155-6930
- C / 71 - Valid until 2nd July 2033

Unit 18

Certificate N° 7038-9667-4188-5470-9614
- C / 65 - Valid until 26th August 2034

Rateable Value

Unit 1 - Warehouse and Premises

Current Rateable Value: £12,500 - 1st April 2023 to present.

Unit 14 - Warehouse and Premises

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

Unit 18 - Warehouse and Premises

Current Rateable Value: £7,500 - 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.

Contact

For more information contact Haydn Thomas:

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Important Notice

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