

To Let



**Unit 4
Factory Road
Newport
NP20 5FA**

- Excellent access to the M4 motorway
- Yard and on-site parking
- Immediately Available
- Total area circa 5,916 sq. ft / 549.59 m²

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 building of traditional construction comprising what would have been an original office block over ground and first floor levels with a “wrap around” warehouse storage unit to its northern and eastern elevations. The warehouse has a pitched asbestos sheet roof with some translucent panels for natural lighting.

Internally the original office building has a ground floor reception with various meeting and storage rooms and what would have been a safe / secure room (used by previous tenants) together with a shower and WC area.

The first floor has mainly an open plan office with kitchen and WCs.

There is a yard area to the southern side and rear of the building which can be accessed either via gates from Factory Road, or through the warehouse area to the north of the site.

The site demise is fenced with high palisade fencing to most boundaries.

We have assumed that the property has all main service connections apart from gas.

Accommodation

The accommodation as follows has been measured in accordance with RICS Property Measurement, 2nd Edition, January 2018:-

| | sq m | sq ft |
|-------------------------------|---------------|-------------|
| Ground Floor Offices & Stores | 149.70 | 1611 (NIA) |
| 1st Floor Offices | 162.09 | 1745 (NIA) |
| Warehouse | 237.84 | 2560 (GIA) |
| Total area | 549.59 | 5916 |

Tenure & Terms

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

Quoting Rental

£28,000 (Twenty-Eight 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

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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