

To Let



Unit 1 Factory Road Newport NP20 5FA

- Excellent access to the M4 motorway (Junctions 25a & 26)
- Suitable for various uses subject to the required consents
- Yard and on-site parking
- Immediately Available
- Total GIA area 172.02 m² / 1,852 sq. ft (over 2-floors)

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 concrete frame building with brick elevations and flat roof.

Internally the property is arranged over two levels comprising of a ground floor workshop area with stores. An internal staircase leads to the first floor which provides male and female WCs, a small kitchen, office and further office / stores.

Externally the property provides a yard area with parking.

Refurbishment

The property will be refurbished by our client to a specification to be confirmed.

Or alternatively our client would consider working with a potential tenant to agree a tailored "fit-out" of works.

Accommodation

We have measured the property which totals circa 172.02 m² / 1,852 sq. ft over 2 floors in accordance with the latest edition of the RICS Code of Measuring Practice.

Tenure & Terms

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

Quoting Rental

£15,000 (Fifteen Thousand Pounds) per annum exclusive.

Rateable Value

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.

Energy Performance Rating

TBC following the proposed refurbishment works to be undertaken to the premises.

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:

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Important Notice

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