HUTCHINGS THOMAS
PROPERTY CONSULTANTS

To Let



27-30 Coomassie Street
Newport
NP20 2JP

- Excellent access to the M4 motorway @ Junctions 24, & 28
- Good Yard area
- Two units totalling 4773 sq. ft / 443.44 GIA
- 5-Tonne Craneage

Location

Situated on Coomassie Street within Newport's Pillgwenlly area, this property sits approximately 1.5 miles south of the city centre. Historically developed alongside the Newport Docks, the surrounding neighbourhood is primarily commercial and home to a diverse mix of local businesses. Additionally, the unit benefits from excellent transport links via the Southern Distributor Road, providing direct access to Junctions 24 and 28 of the M4 motorway.

Description

The property features two separate units on a secure, self-contained site accessed via double steel gates, with concrete yard. The smaller unit consists of a steel portal frame with insulated profile steel cladding and a generous front roller shutter door. The larger, main building, offers a mono-pitched, high-bay design featuring two storeys of brick ancillary space fronting Coomassie street. The unit houses a 5-tonne crane running the full length of the workshop.

Both units have translucent lights to the roofs for natural lighting along with high bay, strip and halogen lights. The main warehouse areas are heated by ceiling mounted coil heaters (not tested) whilst the offices and ancillary space are heated by way of gas fired central heating.

Accommodation

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

	sq m	sq ft
Unit 1	118.30	1273
Unit 2 – comprising		
G/F Warehouse & Ancillary space	290.95	3132
F/F Ancillary space	34.19	368
TOTAL GIA	**443.44**	**4773**



Tenure & Terms

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

Quoting Rental

We are quoting a rental of £30,000 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 / 66. (Certificate N° 4518-5545-6738-6735-7118. Valid until 27th October 2036). A copy of the certificate is available upon request.

Rateable Value

Rateable Value – 1st April 2026 – present

Description:	Factory and Premises
Local Authority:	Newport
Local Authority Ref N°:	020002370X0400B
Rateable Value:	£28,750

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.

Viewing

Strictly by appointment with sole agents Hutchings & Thomas.

Contact

For more information contact Haydn Thomas:

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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 contact.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 these 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.