NEWPORT

TO LET

9,598 sq ft (Warehouse & Offices)
on 0.94 acres

Former LDH Premises & Yard,
West Way Road, Newport, NP20 2PQ

Available Property

Detached workshop with offices on fully fenced site

4 level access loading doors and 6.52m minimum eaves

Close proximity to Newport city centre and the M4 (via the A48 link road to Junction 28)

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The Opportunity

The premises comprise a former plant and machinery hire depot, arranged to provide a detached workshop premises of 6,585 sq ft to the rear of the site and a separate, detached office premises of 3,013 sq ft to the front of the site.

The workshop benefits from 4 level access loading doors opening onto the front and side elevations, with a minimum eaves height of 6.52m, rising to 9.70m. There is a single 5 tonne crane in situ to the workshop. The workshop also benefits from ancillary office and WCs. The office accommodation to the front of the site is arranged over 2 storeys with WCs, meeting rooms, stores and reception / trade counter entrance. The site is fully fenced to the perimeter and a set of double access gates open onto West Way Road. The total site area measures 0.94 acres.

Location

Newport Docks fronts onto the A48 trunk road, with the port entrance accessed from the same. Junction 28 of the M4 Motorway is approximately 2 miles to the west and accessed via the Southern Distributor Road (SDR). Newport city centre is approximately 0.5 miles to the east and is accessed via the B4327.

Road M4 J28 – 3.2km / 2 miles
M4 J24 – 8.8km / 5.5 miles
M5 J15 – 38.6km / 24 miles

Rail Newport station – 4.8km / 3 miles

Air Cardiff Airport – 42.6km / 26.5 miles
Bristol Airport – 60.2km / 37.4 miles

Sea Close proximity to deep water berths which provide deep-sea access. The port is strategically located at the mouth of the River Usk, providing access to the Bristol Channel.

Specification

- 6.52m minimum eaves
- 9.70m pitch height
- 4 level access loading doors
- Single 5 tonne crane in situ
- Separate 2 storey office accommodation
- 0.94 acre fenced site

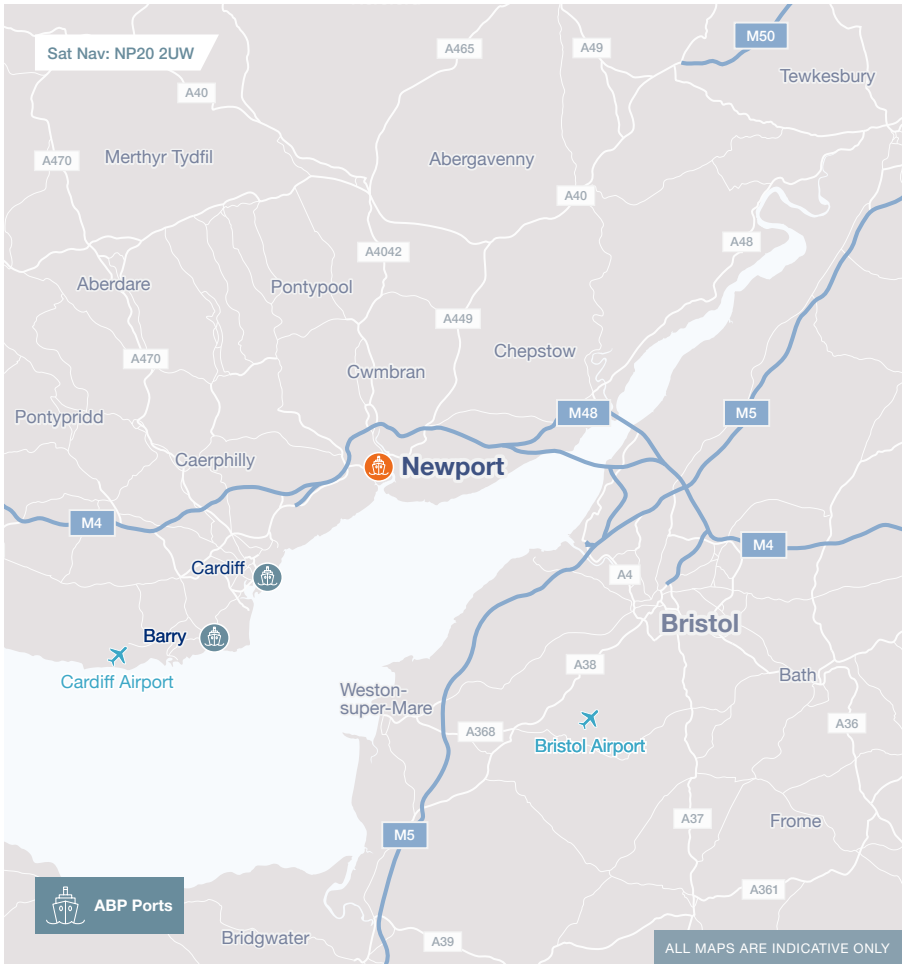
Rent

£47,500 per annum exclusive.

Rates

Tenant to be responsible for all commercial rates payable. Further information available upon request application.

Rateable Value (2017): £16,750



Accommodation

Workshop Premises	Available	611.77 sq m	6,585 sq ft
Office Block	Available	280 sq m	3,013 sq ft
Site Area		0.38 ha	0.94 acres

Port of Newport Opportunities

Tenure

The premises are available on a new lease for a term of years to be agreed.

Services

Mains services including water and electricity are provided to site. Interested parties are advised to make their own enquiries to establish suitability, connectivity and capacity.

Service Charge

The tenant will pay a service charge, being a contribution to the costs of maintaining the common areas of the port estate and providing on-site security.

EPC

A full copy of the EPC will be made available to interested parties upon request.

VAT

VAT will be charged on all costs.

Legal Costs

Each party is to bear their own legal and surveyor costs incurred in the transaction.

For further information, or to arrange a viewing, please contact:

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Land Space Funding

ABP PROPERTY

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Delivering Property Solutions

ABP Property has the land, the space and the in-house funding to deliver existing or bespoke property solutions. With 960 hectares of available port-based development land and a wealth of experience in the provision of industrial, logistics and office space, talk to us about how we can help you.

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