



# INDURENT

## ESTUARY COURT

NEWPORT NP19 4SX  
///BARKS.BLEAK.ROUND

FULLY REFURBISHED UNITS  
UNITS RANGING FROM  
661 SQ FT - 4,035 SQ FT  
Available from Q3 2025



Located just 4 miles from  
Newport city centre.



Internal & external  
refurbishment.



## Warehousing that Works.

Images are indicative of how the site will look post external works

# High performance space for your business.

If you're looking for a high-performing building that works as hard as you do, then look no further. The available units at Estuary Court are fully refurbished spaces that will deliver benefits for your business, your people and the environment.

## An ideal location for the South West.

Located on the Queensway Meadows Industrial Estate, Estuary Court comprises 20 units over 3 terraces and extends to 35,162 sq ft.

The estate provides excellent connectivity being served by the A48 Spytt Road dual carriageway and links to the M4 at junctions 23a and 24. It lies just 4 miles from Newport city centre.



Modern trade counter / industrial estate built to a BREEAM 'very good' status with EPC ratings of B - C.



LED lighting installed throughout.



All units with dedicated parking.



Full height electrically operated loading doors.



Warehousing that Works.

# Why choose Estuary Court?



Ideally located for local and national occupiers.



Adjacent to Newport Retail/Leisure Park which includes a Tesco Superstore and multiple national retailers.



Located under a 10-minute drive from M4 junction 23a and 24.



Newport train station is under 4 miles away with frequent services to Cardiff, Bristol and London Paddington.



Warehousing that Works.

Images are indicative of how the site will look post external works



A48

A4810

MARKS & SPENCER

TESCO EXTRA

PIZZA HUT

CINEWORLD

LAND ROVER

MCDONALD'S

HARVESTER

MOTORPOINT

A4810

ESTUARY COURT

HALO FOODS

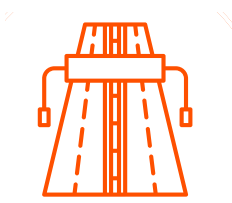
EURO CAR PARTS

ROYAL MAIL

GWENT VW AUDI

HALO FOODS

# You're well-connected.



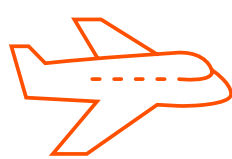
## MAJOR ROADS

M4 5 miles  
M5 18 miles



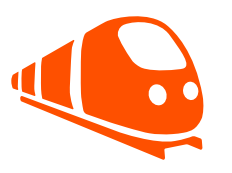
## CITIES/MAJOR TOWNS

Newport 4 miles  
Cardiff 14 miles  
Bristol 27 miles



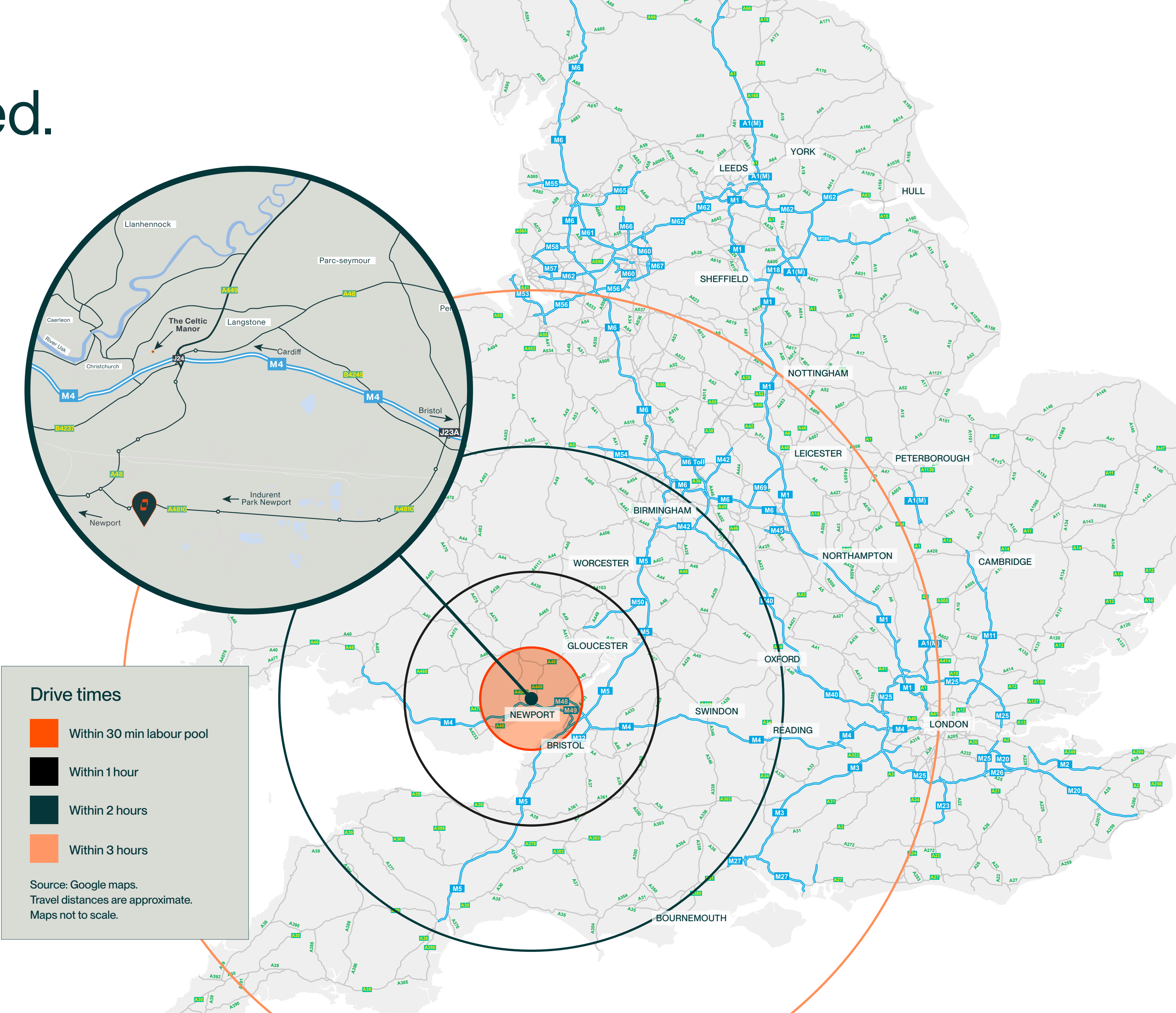
## AIRPORTS

Bristol 31 miles  
Birmingham 99 miles  
Heathrow 125 miles



## RAILWAY STATIONS

(from Newport train station)  
Cardiff 11 mins  
Bristol 19 mins  
London Paddington 94 mins



Warehousing that Works.

# Schedule of accommodation.

|                 | UNIT 1      | UNIT 13   | UNIT 14     | UNIT 15     | UNIT 16     | UNIT 18     | UNIT 19     |
|-----------------|-------------|-----------|-------------|-------------|-------------|-------------|-------------|
| WAREHOUSE       | 1,400 SQ FT | 661 SQ FT | 2,021 SQ FT | 2,014 SQ FT | 1,406 SQ FT | 1,406 SQ FT | 1,401 SQ FT |
| SHUTTER DOOR    | 1           | 1         | 1           | 1           | 1           | 1           | 1           |
| PEDESTRIAN DOOR | 1           | 1         | 1           | 1           | 1           | 1           | 1           |
| TOTAL           | 1,400 SQ FT | 661 SQ FT | 2,021 SQ FT | 2,014 SQ FT | 1,406 SQ FT | 1,406 SQ FT | 1,401 SQ FT |

Units 14 and 15 can be combined and taken as one 4,035 sq ft unit.  
Units 18 and 19 can be combined and taken as one 2,807 sq ft unit.  
All floor areas are estimated approximate gross internal area and will be confirmed upon completion of refurbishment.



Fully refurbished



Pedestrian entrance



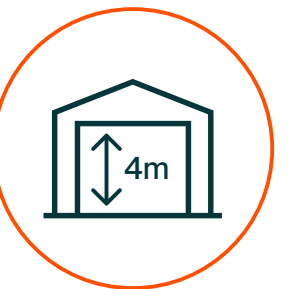
WC facilities



Full height electrically operated loading door



Dedicated parking



Over 4m eaves height



LED lighting throughout



# Siteplan.





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Warehousing that Works.

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