

Industrial

# UNIT 18 | ESTUARY COURT

Queensway Meadows Industrial Estate, Newport, NP19 4SX

## UNIT 18 | 1,406 SQ FT

Industrial Unit with office

The unit is located on Estuary court, with easy access to the M4 and A4810. This unit will be undertaking a renovation, improving features such as a brand new kitchen and separate office space, making it an ideal starter unit for anyone looking to move their business to Newport.

Located in a prime, gated industrial area with easy access to local motorways, it's the perfect place to grow your business.

This unit can also expand into neighbouring unit 19 with the removal of the dividing wall, increasing the warehousing floor space by 1400 sqft.

Lease Type

New



### Unit Summary

- ☒ Secure Estate
- ☒ Electric Roller Shutter Door
- ☒ Starter Unit
- ☒ Refurbished Unit
- ☒ Car Parking
- ☒ WC Facilities

### Occupational Costs

	Per Annum	Per Sq Ft
Rent	£15,300.00	£10.88
Rates	£18,060.00	£12.84
Maintenance Charge	£2,115.00	£1.50
Insurance	£281.20	£0.20
Total Cost	£35,756.20	£25.43

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

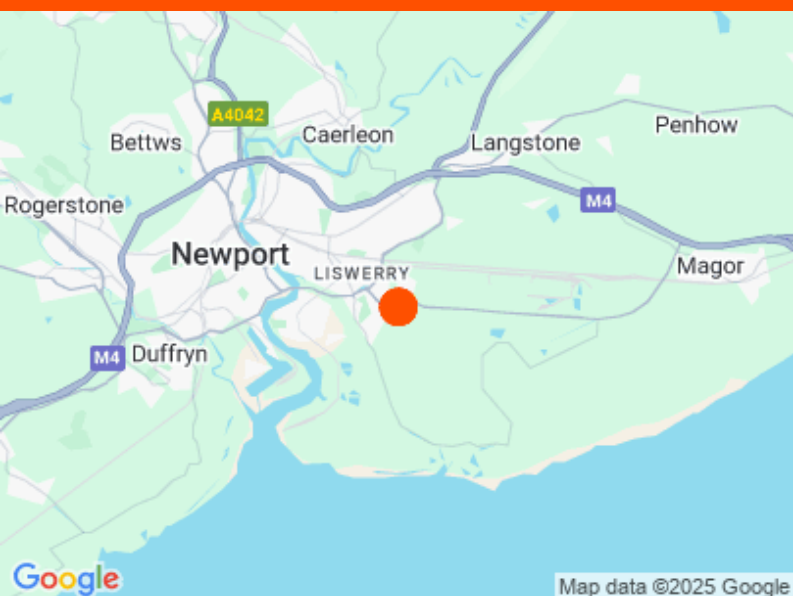
For more info please visit: [unit.info/UIP0100847](http://unit.info/UIP0100847)

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### Location

This industrial estate is located just west of the Second Severn Crossing and is approximately 14 miles north east of Cardiff, 30 miles north-west of Bristol and 136 miles west of London.



Road  
M4: <1 mile



Airport  
Cardiff International: 25 miles



Rail  
Newport train: 5 miles

### Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (58)



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### Key Contact



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"Lauren is a Customer Engagement Manager based in the South."



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