

Queensway Meadows Industrial Estate

Available to Let
Industrial Warehouse Unit
2,520 sq ft (234.1 sq m)



Minimum eaves height 4.8m



Open plan workshop/
warehouse accommodation



Established distribution &
industrial location



2 storey office block
comprising offices & WC



Mid-terrace unit with
forecourt loading/parking



Unit 107, Clearwater Road

Queensway Meadows Industrial Estate, Newport, NP19 4ST



Description

Unit 107 is a mid terrace trade counter/industrial/warehouse unit situated on the established Queensway Meadows Industrial Estate. The unit is of steel frame construction with open plan warehouse/production area and integral two storey offices.

Location

Queensway Meadows is one of the principal established industrial estates in Newport, approx. 3 miles south-east of the town centre and 15 miles east of Cardiff with access to both Junctions 24 & 28 of the M4. Located in close proximity to the Southern Distributor Road (SDR) for direct access to Junction 24 (M4). The eastern side of Newport is well positioned to serve the wider regional and national markets with the interchange of the M4 and M5 less than 25 mins drive. The abolition of the Severn Bridge tolls & improvement in road links has increased the popularity of the location. The Port of Newport is less than 2 miles away and local amenities are within walking distance (Newport Retail Park).

Property owned by **Mileway**

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EPC

Rating C-75. Certificate available upon request.

Terms

Available on new full repairing and insuring lease.

VAT

VAT will be payable where applicable.

Legal Costs

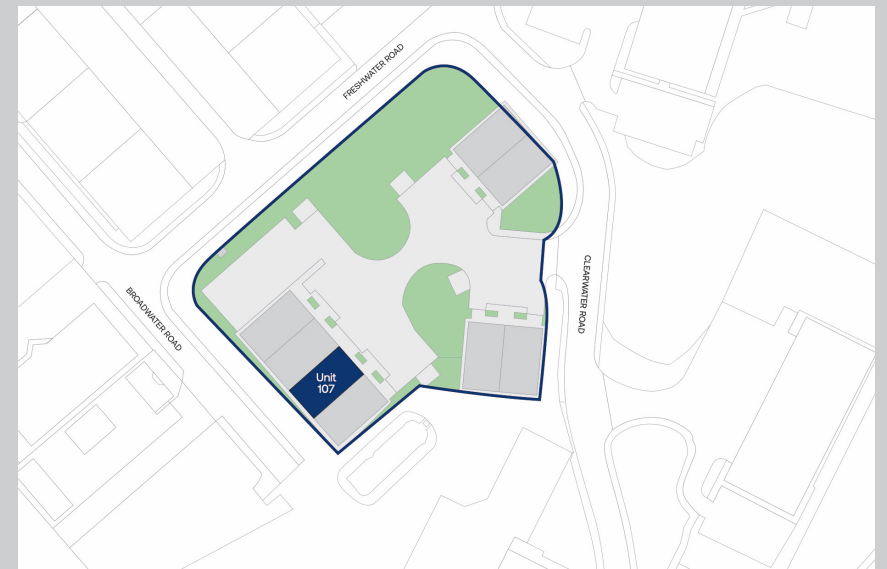
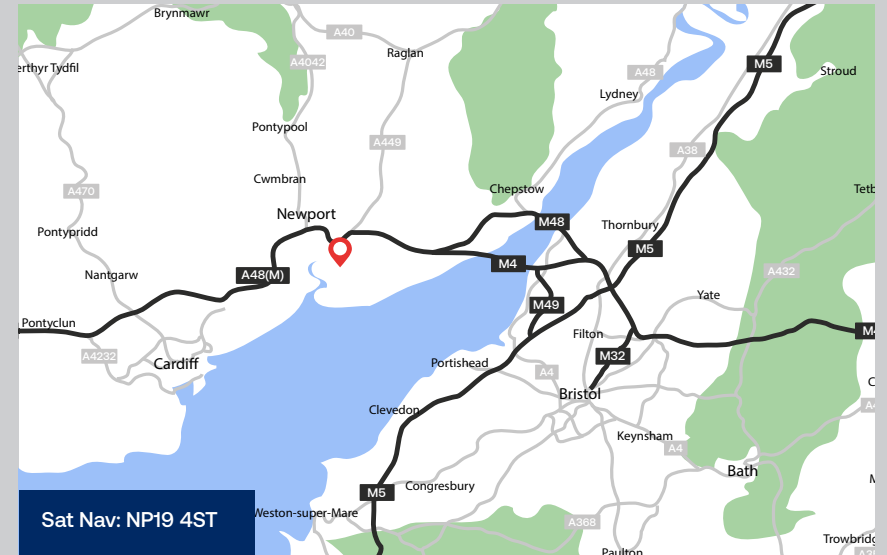
All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

Please contact:

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Jenkins Best



Accommodation

Floor areas are as follows:

Unit	Area (sq m)	Area (sq ft)	Rent per annum
107	234.1	2,520	£18,300

Mileway