

Industrial

# Unit 15 | Estuary Court

📍 Queensway Meadows Industrial Estate, Newport, NP19 4SX

## Unit 15 | 2,014 sq ft

Industrial Unit with office accommodation

This unit is high quality space, suitable for light industrial, manufacturing and warehouse storage. The unit benefits from excellent parking provisions, circulation space and 24 hour access.

Lease Type

New



### ✔ Unit Summary

- Office Accommodation
- Car Parking
- Circulation Space
- Well Maintained Estate
- Flexible Space
- WC Facilities

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£21,000.00	£10.43
Rates	£6,337.80	£3.15
Maintenance Charge	£3,600.00	£1.79
Insurance	£402.80	£0.20
<b>Total Cost</b>	<b>£31,340.60</b>	<b>£15.56</b>

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.

# Unit 15 | Estuary Court

📍 Queensway Meadows Industrial Estate, Newport, NP19 4SX



## 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

Situated adjacent to the M4 motorway, providing swift access to London, South West, Midlands and South Wales.



### Airport

Cardiff International and Bristol Airports are located approximately 25 miles to the south west and 35 miles to the south east respectively.



### Rail

Situated adjacent to the M4 motorway, providing swift access to London, South West, Midlands and South Wales.

## 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	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (45)

## Key Contact



### Alex Crowther

Customer Engagement Manager

"Alex joined Industrials in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



Call +440 808 169 7554



enquiries@industrials.co.uk  
+440 808 169 7554

www.industrials.co.uk

Follow us



➔ For more info please visit: [unit.info/UIP0100011](https://unit.info/UIP0100011)

+440 808 169 7554