

To Let / For Sale

Nash Mead, Queensway Meadows,
Newport, NP19 4SU

Photographs taken October 2017



Modern Detached Warehouse
4,470 sq m (48,115 sq ft)

PROPERTY FEATURES

- Unit 4 offers a detached warehouse / distribution unit
- Eaves height of approximately 6.8
- 6 tailgate loading doors
- Two storey office / ancillary accommodation
- Securely fenced site with security gatehouse

Neil Francis
neil.francis@knightfrank.com

Grace Shackell
grace.shackell@knightfrank.com

LOCATION

The subject property is situated on the southern part of Queensway Meadows industrial estate, approximately 3 miles south-east of Newport city centre.

The property is accessed from Meadows Road via Nash Mead Road. Junction 24 of the M4 Motorway is approximately 2.5 miles north-east, easily accessible via the A48 dual carriageway.



DESCRIPTION

The property comprises a detached self-contained warehouse / distribution unit, built in the early 1990's and situated on a site of 1.27 hectares (3.14 acres).

The property is of steel cladding frame construction, with profiled steel cladding to the side elevations and pitched roof.

The warehouse benefits from clear internal eaves height of approximately 6.8m and there are 6 no. dock levelers and additional level access loading doors.

Two storey office accommodation with a mix of cellular and open plan space is provided and benefits from toilet facilities and a kitchen/canteen area.

Externally the site is secured by palisade fencing with a separate security lodge and car parking for vehicles.



For further details please contact:

NEIL FRANCIS
029 2049 2492 / 07766 511983
neil.francis@knightfrank.com

GRACE SHACKELL
029 2049 2492 / 07469 667111
grace.shackell@knightfrank.com

ACCOMMODATION

Description	Sq M	Sq Ft
Mains Warehouse	2,323.52	25,010
Offices	620.00	6,674
Warehouse Extension	1,530.48	16,474
Total	4,474	48,158

TENURE

Freehold with vacant possession.

TERMS

To let on a new full repairing and insuring lease for a minimum of 5 years alternatively a sale will be considered.

RENT / PRICE

On application.

RATEABLE VALUE

The Rateable Value is £121,000 (2017 List)

EPC

A full certificate is available upon request.

LEGAL COSTS

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

VAT

We understand that the property is elected for VAT.

VIEWING / FURTHER INFORMATION:

Please contact Sole Agents Knight Frank

October 2017

IMPORTANT Notice Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Photo's dated 02.04.15. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names.