

# Queensway Meadows Industrial Estate

Newport, NP19 4SS

Warehouse | 2,494 ft<sup>2</sup>



M4 Junction 24 - 3 miles



Roller shutter



Minimum eaves height 5 metres



Office accommodation



Recently refurbished



EPC rating B

Available to Let

106

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## Location & Connections

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).







## Description

Unit 106 is a recently refurbished, 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.

Further information	EPC	Rent	Terms	Legal costs
	Unit 106 : B	Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	Available on new full repairing and insuring leases.	All parties will be responsible for their own legal costs incurred in the transaction.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
106	Warehouse	2,494	Immediately	1,835
Total		2,494		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

[Book a viewing](#)

**Scott Jones**  
Mileway  
walesandsouthwest@mileway.com  
0292 168 0815

**Henry Best**  
Jenkins Best  
henry@jenkinsbest.com  
07738 960 012

**Anthony Jenkins**  
Jenkins Best  
anthony@jenkinsbest.com  
07768 233 919

**Craig Jones**  
Jenkins Best  
craig@jenkinsbest.com  
02920 340 033

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