

Queensway Meadows Industrial Estate

Newport, NP19 4SS

Warehouse | 2,494 ft²



M4 Junction 24 - 3 miles



Roller shutter



Minimum eaves height 5 metres



Office accommodation



Recently refurbished



EPC rating B

Available to Let



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).



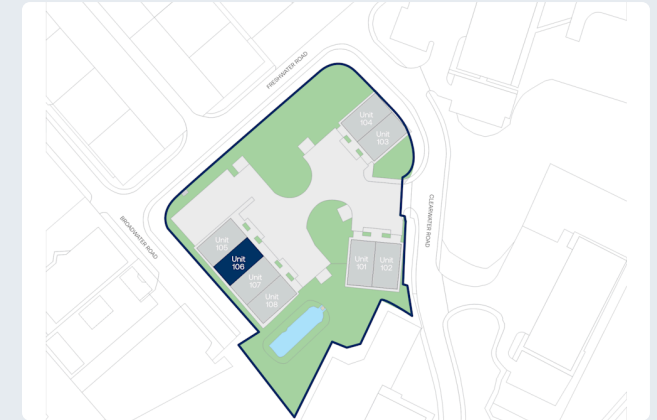


Description

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

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