



**0.5 acres (2023.43 sq m)**

## Property Highlights

- Excellent Road Links via Newport Southern Distributor Road and M4 Motorway
- Located within Port Estate - via manned Security Gate / Entrance
- 24 Hour access / operation
- Surfaced (tarmacadam)
- Open storage site
- Regular shape



For more information, please contact:

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## Location

The site is strategically located at Port of Newport, directly accessed via road from the Newport Southern Distributor Road. The SDR provides an excellent link to the M4 Motorway at Junctions (28) West and (24) East.

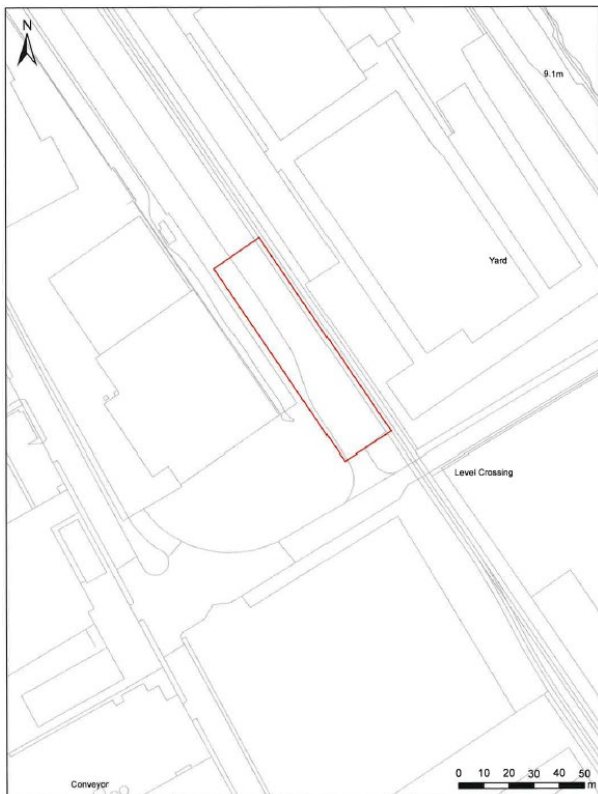
The Port also benefits from rail and sea access making this a strategic multi-modal transport location.

## Description

Open surfaced storage yard that benefits from 24 Hour access / operation. The site is located within the port estate and is accessed via manned security gate / entrance.

## Tenure

The site is available on a new lease and flexible terms, with a rolling mutual 3 month break option.



### Important Notice

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## Rent

£20,000 per annum (exclusive). VAT payable in addition.

## Legal Costs

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

## Rateable Value

To be confirmed.

## Services

To be confirmed.

## Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

## VAT

VAT will be charged on all costs.

## Viewing

For further information, please contact the joint agents:

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