



**5,838 sq ft on 0.60 acres (0.24 ha)**

### **Property Highlights**

- **Site of 0.60 acres with detached building of 5,838 sq ft (GIA)**
- **Concrete surfaced with drainage interceptors and lighting**
- **On site office facilities with WCs, broadband connectivity, water and electricity**
- **On site weighbridge**
- **Ability to include additional yard to suit occupier needs**
- **Excellent road access to M4 via A48 (Southern Distributor Road)**

For more information, please contact:

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# Nash Road Logistics Depot NEWPORT, NP18 2BS

## Location

Nash Road is an established industrial area, located 3 miles to the south of Newport city centre and adjacent to Leeway Industrial Estate. The site is accessed via Nash Road which in turn connects to the A48 Southern Distributor Road.

Junction 28 of the M4 motorway is located 4.5 miles to the west, Junction 26 is located 4 miles to the north and Junction 23A is located 6 miles to the east of the site.

Nearby occupiers include Newport Ford, Mazda, Urban Myth Films and Jumbocruiser.

## Description

The site measures approximately 0.60 acres (0.24 hectares) and is self contained with palisade fencing to the perimeter. The site is fully concreted and benefits from drainage interceptors, lighting and a gated entrance / exit.

There is a detached open sided building on site of portal frame construction and measuring 5,838 sq ft GIA. Minimum eaves measures 4.67m. To the front of the site is a small office with kitchen point. WC facilities and additional offices are available on site.

The site is accessed via the GD Environmental Yard which leads onto Nash Road. There is potential to amend the existing fence line to incorporate additional acreage if required. CCTV is fitted to the wider site, together with an existing weighbridge.



## Tenure

The site is available by way of a new lease on terms to be agreed.

## Quoting Terms

£50,000 per annum

## Rateable Value

The premises are currently assessed as part of the wider site. Further details available on request.

## Services

We understand that services including electricity, mains water and drainage are available and connected to the site. Interested parties are advised to make their own enquiries to establish services suitability, connectivity and capacity.

## Service Charge

The occupier will be required to contribute a fair proportion of the estate's service charge for costs incurred in the maintenance and upkeep of the estate road.

## Legal Costs

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

## 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 and to arrange an inspection, please contact sole agents:

### Cushman & Wakefield:

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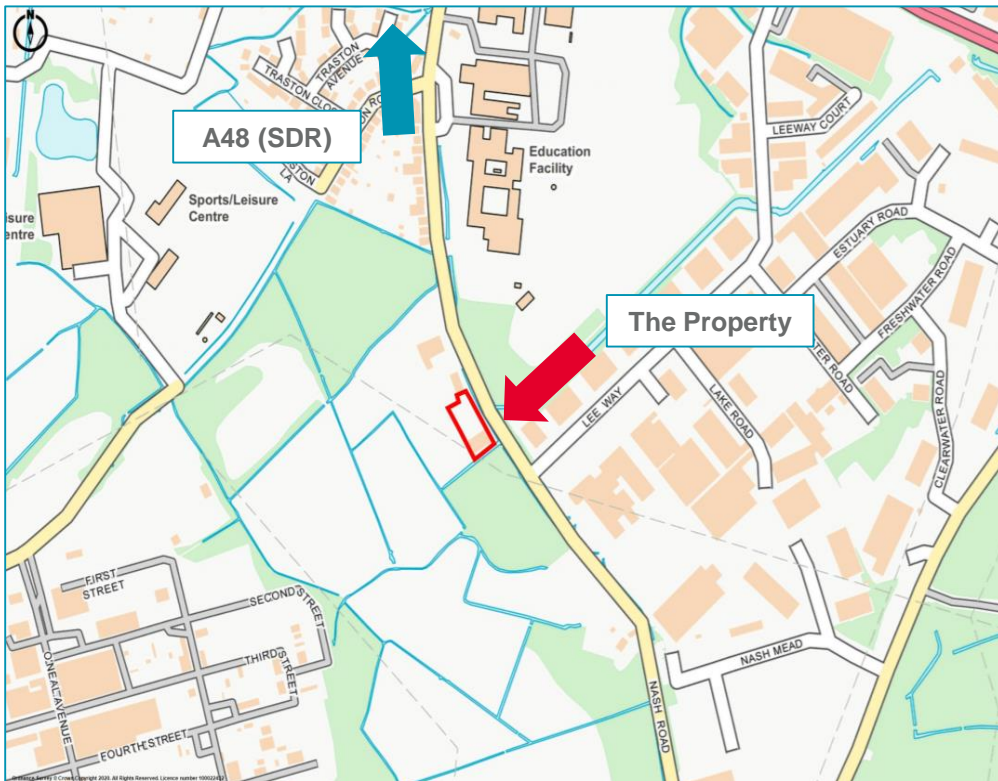
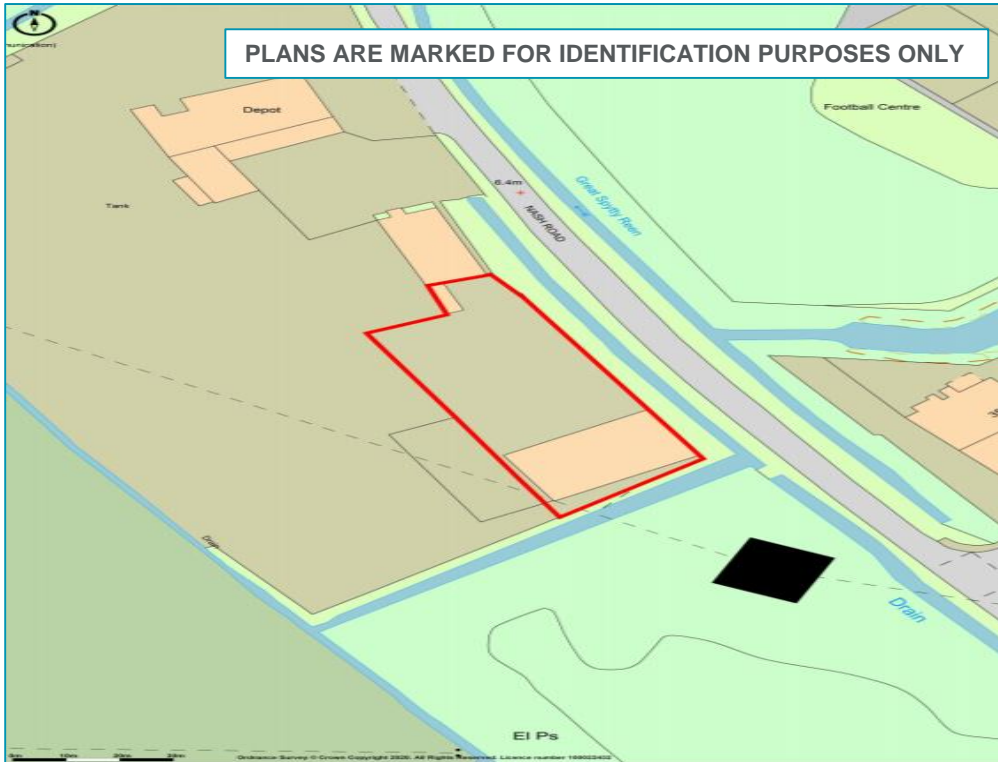
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# TO LET

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