

**AVISON
YOUNG**

TO LET

Leeway Court,
Leeway Industrial
Estate,
Newport
NP19 4SJ

Units from
1,275 Sq. Ft



02920 248923

avisonyoung.co.uk

Location

The units are situated on Leeway Industrial Estate and established industrial and commercial location in close proximity to the Southern Distributor Roadway and Junctions 24 and 28 of the M4 Motorway.

The immediate estate is one of the most established estates in Newport and positioned offering occupiers good access into the City and onto road network.

Established occupiers in the immediate vicinity include Howden, Hertz and Euro Car Parts.

Description

Leeway Court is arranged in four terraces, providing a total of 31 units. The units are of modern steel portal frame construction with elevation of brick/block with upper profiled metal cladding beneath pitched roofs which incorporate translucent panels to allow for natural light.

Internally, the units provide a mixed layout, some with offices and others without.

Units provide open plan production/storage areas together with integral offices and WC facilities.

- Vehicle access is via roller shutter doors to each unit.
- Good eaves height offering storage use
- Car parking and loading areas are to the front elevation of each unit.

Accommodation

The current availability is detailed on the schedule attached.

Tenure

Units are available on a new full repairing and insuring lease for a term to be agreed, incorporating periodic upward only rent reviews.

Non-Domestic Rates

For further information, please refer to the Valuation Office Website at www.voa.gov.uk.

Services

Interested parties are advised to make their own enquiries.

VAT

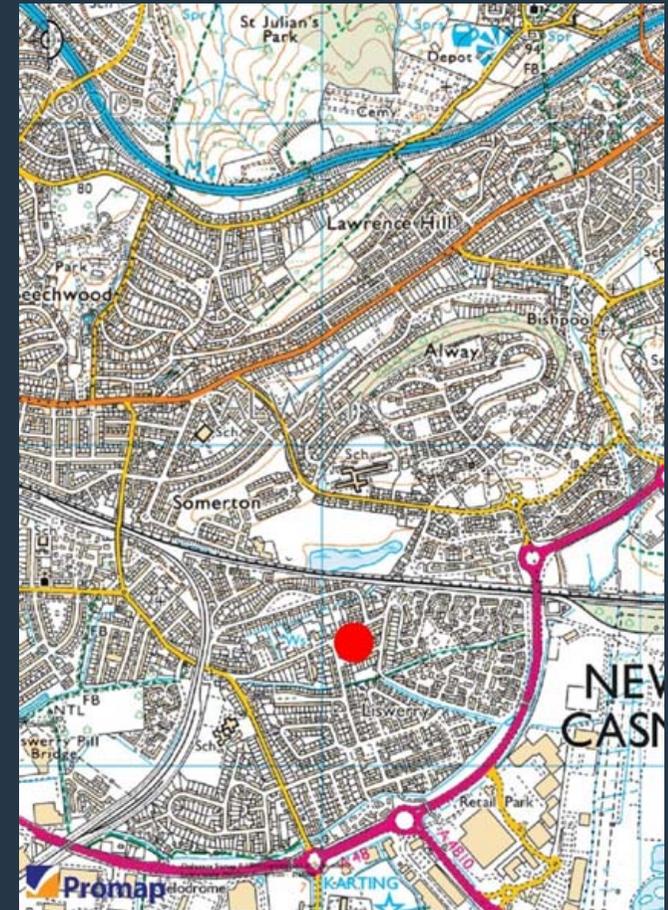
All figures Exclude VAT where applicable.

Use

The property has been allocated for use within B1 (Light Industrial) and B8 (Warehousing) of the Town and Country Planning (Use Classes) Order 1987.

Legal Costs

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



For further information
please contact:

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