

Unit 28 Clearwater Road, Queensway Meadows Road Industrial Estate Newport, Gwent NP19 4SS

lot 78

Freehold Industrial Investment

- 14,657 sq ft Accommodation Entirely let to Dimension 8 Limited
- Located in Established Queensway Meadows Industrial Estate
- Good Access to A48 and M4 Motorway (Jcts 24 to 28)
- Close to Newport Retail and Leisure Park

Rent
£54,000
per annum
exclusive



On behalf of a
Major Fund Manager

Location

Miles: 12 miles north-east of Cardiff
Roads: A4810, A48, M4 (Jct 24 to 28)
Rail: Newport Rail (14 mins to Cardiff Central)
Air: Cardiff International Airport

Situation

Newport is located some 12 miles north-east of Cardiff and benefits from good road communications via the A48 and M4 Motorway (junctions 24 to 28). The property is located to the south-east of the town centre on the established Queensway Meadows Industrial Estate, home to both national and local occupiers including Royal Mail, Europcar, Motor Point Newport and Celtic Recycling. The property is a short distance from Newport Retail and Leisure Park, which is home to Cineworld Cinema, a number of restaurants, including Nando's, Pizza Hut and McDonald's, together with over 30 stores including H&M, Marks and Spencer, River Island, Boots and Tesco Extra.

Description

The property comprises a single storey detached industrial building, providing a large warehouse with office and ancillary accommodation over ground and first floors. The unit provides an eaves height of approximately 5.50m, with access via two roller shutter doors and separate access to the office area. The property additionally benefits from a secured site with a large yard area and parking for some 20 vehicles, offering a total site area of approximately 1.335 acres (0.54 hectares).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Warehouse	1,153.35 sq m	(12,415 sq ft)	DIMENSION 8 LIMITED (1)	9 years from 31/07/2009 on a full repairing and insuring lease (2)	£54,000	30/07/2018
Ground	Office/Ancillary	11.85 sq m	(1,204 sq ft)				
First	Office	96.43 sq m	(1,038 sq ft)				
Totals		1,361.63 sq m	(14,657 sq ft)			£54,000	

- (1) Dimension 8 is an "all services" exhibition supplier, supplying floor covering, furniture, floral, graphics and electrical installation. (Source: www.dimension8.com 23/02/2016) They have been in occupation of the property, which is their company headquarters, since 2009.
- (2) The lease provided an option to determine in July 2012 and July 2015, neither of which were exercised. The lease is subject to a schedule of condition.

For further details please contact:

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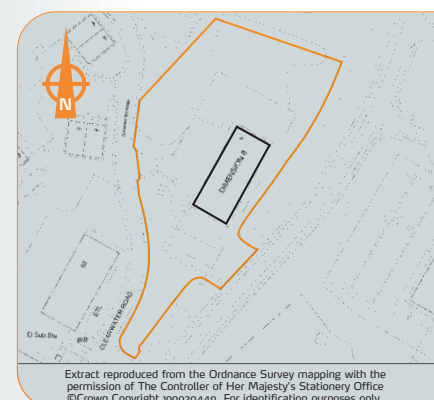
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