TO LET

22–25, Queensway Meadows Industrial Estate

Newport · NP19 4SQ

Approx. 9,870 – 40,667 sq ft GIA

- **Industrial / Distribution**
- **Large yard**
- **Can be let as a single unit or subdivided**



Artist's impression / CGI. Indicative only

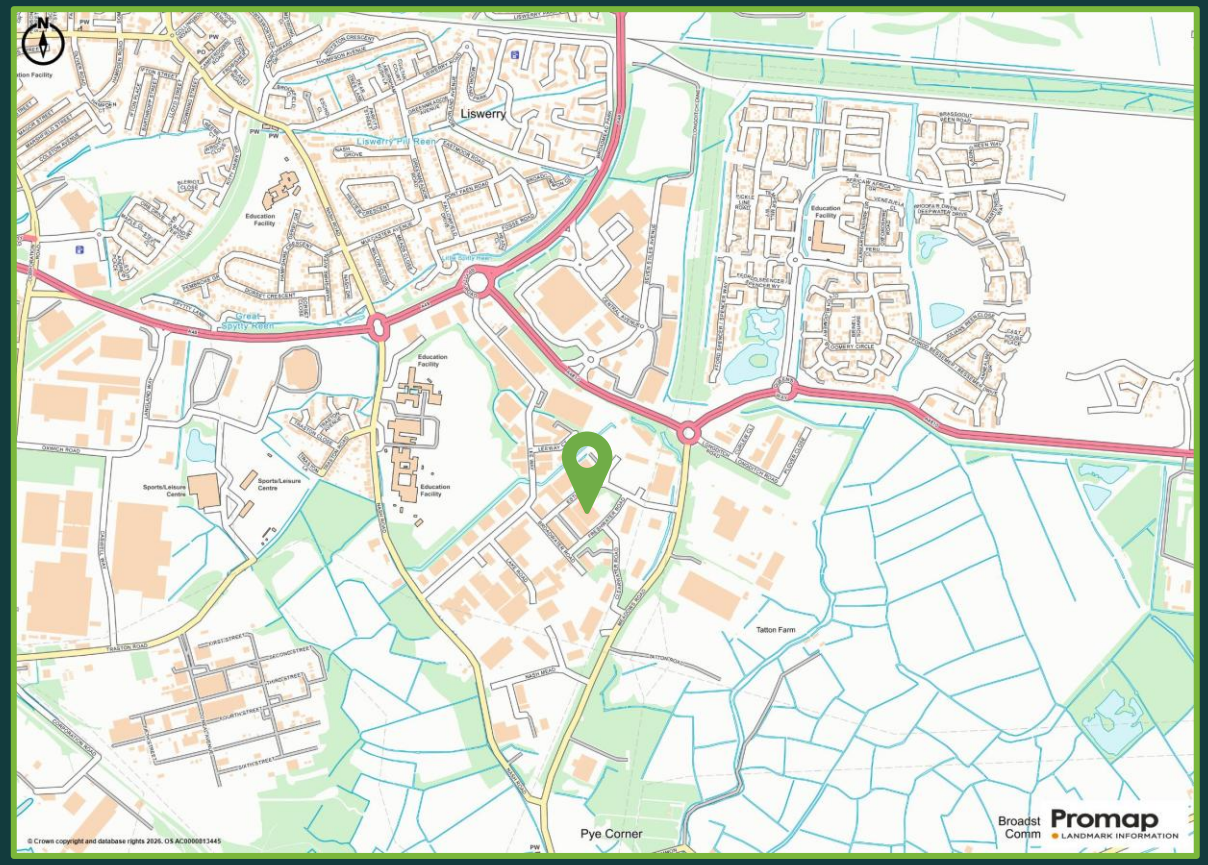
Connected to Newport and the M4

LOCATION

Established industrial and distribution location around 2 miles south-east of Newport city centre

The property benefits from excellent road connectivity via the A48 (Southern Distributor Road), linking Junctions 24–28 of the M4, and the A4810, which provides dual-carriageway access to Junction 23A (Magor). Access is via the A4810 through Meadows Road, connecting to Estuary and Freshwater Roads.

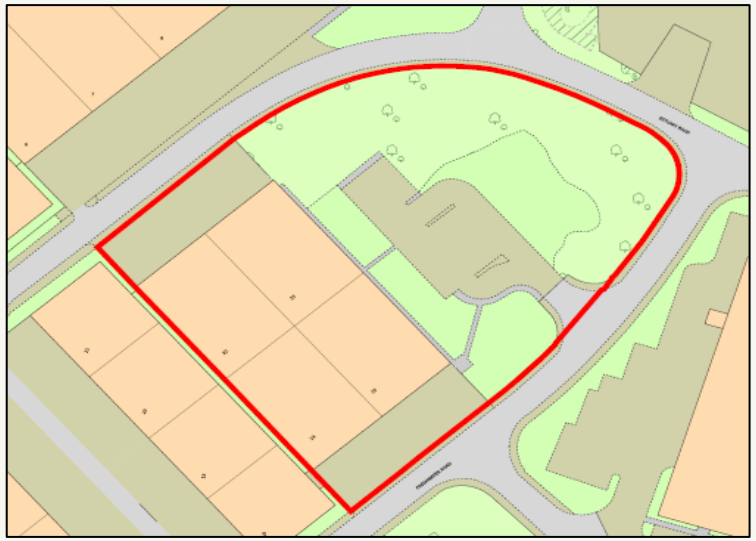
Newport Retail Park and Leisure Park are both within 300m of the property.



M4 J24	A4810	Newport Station	Port of Newport
3.4 miles	0.3 miles	< 4 miles	3 miles

Flexible accommodation with large yard

SITE PLAN (indicative)



AREAS

Area	Sq ft	Sq m
Unit 22	9,870	916.95
Unit 23	10,102	938.55
Unit 24	9,871	917.07
Unit 25	10,824	1005.59
TOTAL	40,667	3,778.16

*Units are available individually or can be let as a whole.

DESCRIPTION

The property comprises a prominently positioned industrial/distribution unit with a minimum eaves height of 6.25 metres and a maximum eaves height of 8.25 metres.

Access is provided via 7 level loading doors arranged to allow cross-flow loading. Externally, the property benefits from a large secure yard and with car parking spaces.

The units benefit from internal office and ancillary accommodation.

The roof has been overclad and the cladding and doors will be repainted shortly.

All main services are reported to be connected. Occupiers should satisfy themselves independently as to their state and condition.

Industrial & logistics

WC facilities

7 level loading doors

48 car spaces

Minimum eaves height 6.1m

Key terms, rates and compliance

LEASE / TENURE / TERMS

The property is available on a new full repairing lease, with terms to be negotiated.

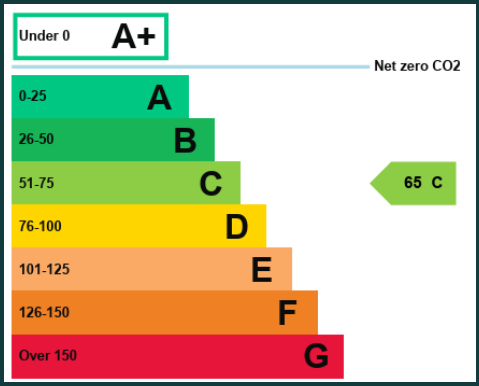
RENT

£305,000 per annum + VAT (£7.50 per sq ft)

LEGAL COSTS

Each party is responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE



PLANNING

The accommodation is verbally advised to have planning consent for industrial use. Occupiers should confirm with Newport City Council: 01633 656656 · newport.gov.uk.

REFERENCES / RENTAL DEPOSITS

Financial and accountancy references may be sought before agreement. A rental deposit may be required at the landlord's discretion.

BUSINESS RATES

Rateable Value (April 2026): £171,000 — £2.17 per sq ft. Confirm with Newport City Council; a change in occupation may trigger an adjustment. voa.gov.uk.

VAT

VAT may be levied on the rent or purchase price. Prospective tenants or purchasers should establish the implications before entering into any agreement.

CODE FOR LEASING

For the latest RICS advice, consult the RICS Real Estate Code for Leasing 2020.

AML

The successful tenant or purchaser must provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

*Subject to negotiation and contract. Contact the agents for current availability**

Arrange a viewing

For further information or to arrange an inspection, contact the agents:



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1 · MONEY LAUNDERING REGULATIONS 2017

Alder King LLP requires purchasers and tenants to provide information and documentation to satisfy its legal obligations.

2 · MISREPRESENTATION ACT 1967

This marketing brochure is for guidance only, does not form part of any offer or contract, and must not be relied upon as statements or representations of fact.

3 · CONTROL OF ASBESTOS REGULATIONS 2012

The owner, tenant and anyone responsible for maintaining the property must comply with the regulations. Detection of asbestos and related compounds is beyond Alder King's scope; specialist advice is recommended.



PROPERTY VIEW · From Freshwater Road



PROPERTY VIEW · From Estuary Road

Current Outlook







