

TO LET



Principality House, Western Valley Road, Rogerstone, NP10 9DS

- Industrial Unit with Yard
- Close to major road links
- Approximately 576.3 sq. m (6,200 sq. ft).

£30,000 per annum.

www.nplinnells.co.uk

LOCATION

The property is situated on Western Valley Road, which lies in close proximity to Pye Corner railway station and within a short drive of the A467 and M4 motorway at Junction 28.

DESCRIPTION

The subject property comprises a detached industrial unit,

Internally, the property provides cellular accommodation formally used for the manufacture and storage of medical supplies.

There is car parking to the front and a small, enclosed yard area to the side.

ACCOMMODATION

The property comprises the following approximate Gross Internal Floor Areas:

Principality House	576.3 sq. m	6,200 sq. ft
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TENURE

The property is available on a new Full Repairing and Insuring lease for a term to be agreed.

RENT

£30,000 per annum.

Rents are exclusive of VAT

PLANNING

Interested parties make their own enquiries to the local authority.

LOCAL AUTHORITY

Newport Council. www.newport.gov.uk

SERVICE CHARGE

N/A

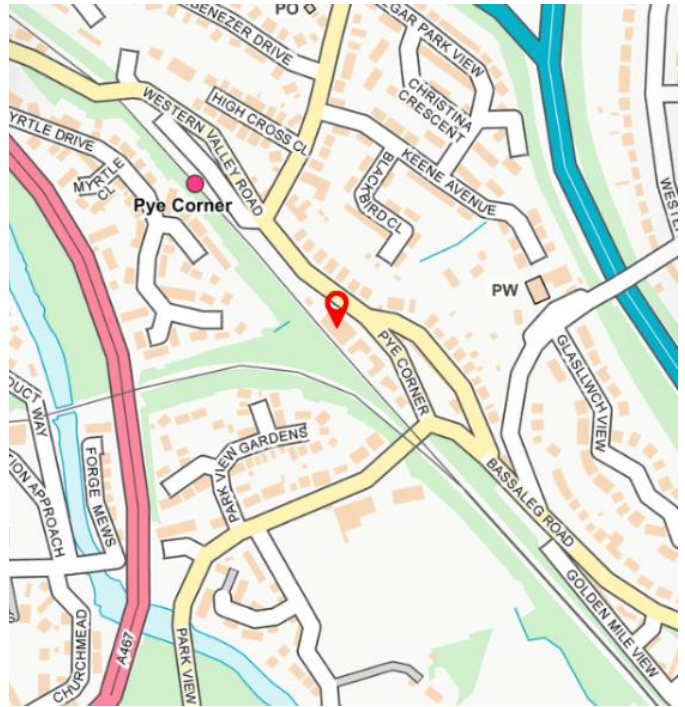
RATING ASSESSMENT

Interested parties are advised to make their own enquiries with the local rating authority.

Small business rates relief may be applicable.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is "53-C".



LEGAL COSTS

Each party will be responsible for their own legal and professional costs incurred in the transaction.

FURTHER INFORMATION

Please view our website or Zoopla for more photographs and specific information relating to the property.

Alternatively, please contact:

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