

UNITS 1 & 2

AVANA BUSINESS PARK

WERN INDUSTRIAL ESTATE

ROGERSTONE, NEWPORT, NP10 9FQ



Secure yard



TO LET

**Refurbished
Warehouse Premises
with Secure Yard**

44,403 sq ft

Close to A467 & J.28
of the M4 Motorway

Avana
Business Park

LOCATION

The Avana Business Park, Wern Industrial Estate (NP10 9YB) is located approximately 2.5 miles north west of Newport city centre. The property is situated less than 1.5 miles north of Junction 28 of the M4 Motorway, accessed via the A467 dual carriageway. Rogerstone train station is located less than half a mile north west of the property and provides a regular service direct to Cardiff Central Station.



Unit 1: Front Elevation



The Estate includes a mix of industrial, office and other commercial uses.

Within Avana Business Park itself, tenants include Oak Furnitureland, Turners of Soham and EDB. Surrounding estate occupiers include David Wood Baking, Cedric John Transport and Tiny Rebel Brewing Company.

Within the immediate vicinity is the newly developed Jubilee Park (residential), What Stores (Rogerstone), Morrisons and RF Brookes.

DESCRIPTION

Avana Business Park comprises the former Avana Bakery complex, which has been subdivided and extensively refurbished to create a series of self-contained warehousing / workshop and office spaces. Units 1 & 2 are within the main complex.

Specification includes:

- Fully refurbished, open plan warehouse accommodation
- Eaves height of 4.5m
- 5 dock loading doors opening onto a generous loading area
- Secure yard
- 3 phase electricity, gas and water supplies.

RATING

The entire complex has a single rating assessment with a Rateable Value (RV) of £235,000 (2023).

Tenants will be expected to contribute towards a proportion of the estate business rates based on the amount of space occupied.



ON-SITE SECURITY

Avana Business Park offers a secure environment and is security monitored 24 hours a day 7 days a week.

SERVICES

Mains services are available to the property. Occupiers are advised to make their own enquiries to establish suitability and capacity.

ESTATE SERVICE CHARGE

All tenants make additional estate service charge contributions towards the provision of security and maintenance of the common areas of the estate.

TERMS

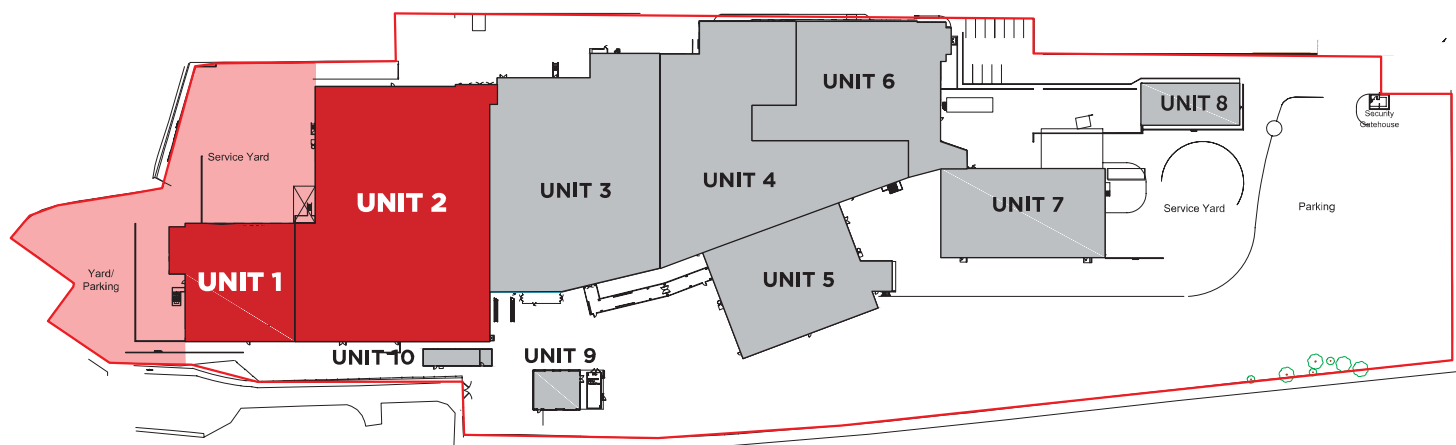
Units 1 & 2 are available on new full repairing and insuring leases, for a term of years to be agreed. The landlord may also consider flexible leasing arrangements – contact the agents for further information.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance certificate rating of 'C - 74'



FLOOR PLAN



ACCOMMODATION

Unit	Description	Size Sq.M.	Size Sq.Ft
1	Dispatch Area	934	10,054
2	Modern Warehouse	3,191	34,349
3	Workshop	1,937	20,850
4	Workshop	2,198	23,659
5	Modern Warehouse	1,165	12,540

Unit	Description	Size Sq.M.	Size Sq.Ft
6	Workshop + Offices	1,401	15,081
7	High Bay Warehouse	992	10,678
8	Stores/Workshop	271	2,917
9	Small Workshop	128	1,378
10	Small Workshop	80	861
11	First Floor Office	1,119	12,045

UNITS 1 & 2

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WERN INDUSTRIAL ESTATE

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Avana
Business Park

WERN
TRADING ESTATE
NP10 9YB

ROGERSTONE

B4591

B4591

B4591

A467

TREGWILYM RD.

A467

A468

BASSALEG

PENTRE-POETH

Plans are for
identification
purposes only;
not to scale

TO J28
M4

A4072

J28

M4

M4

THE SITE

A467

TREGWILYM ROAD

VAT

VAT will be charged
on all costs.

LEGAL COSTS

Each party are to bear their own
legal costs.

ENQUIRIES

Contact:

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WAKEFIELD**

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DLP Chartered Surveyors
and Cushman Wakefield for themselves
and for the vendor/lessor of this property whose
agents they are give notice that:

1. These particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars are made without responsibility on the part of DLP Chartered Surveyors and Cushman Wakefield for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.
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4. The vendor/lessor does not make or give and neither DLP Chartered Surveyors and Cushman Wakefield nor any person in their employment has any authority to make or give any representation/ warranty whatsoever in relation to this property or any services.
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