



Unit 2 Severnlink Distribution Centre Newhouse Farm Industrial Estate, Chepstow, NP16 6UN

TO LET

Area: 10,861.00 sq ft (1,009.02 sq m) | **Rent PA:** £54,305.00

LOCATION

Severnlink Distribution Centre is situated on Newhouse Farm Industrial Estate immediately adjacent to Junction 2 of the M48 Motorway. It provides easy access to the M4/M5 Interchange at Bristol via the original Severn Bridge (tolls to be abolished in 2019) and to South Wales via the M4 Motorway. Chepstow is located approximately 1.5 km (1 mile) from the estate.

KEY FEATURES

- Adjacent M48 (Junction 2)
- Recently fully refurbished
- Bridge Tolls to be abolished in Dec 18
- Modern warehouse
- Close proximity to M4/M5 interchange
- 2 No. level loading doors
- Eaves height of 7m
- Dedicated car parking / loading area

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DESCRIPTION

This semi-detached modern warehouse unit is of steel portal frame construction with profiled steel cladding to the side elevations and pitched roof. Internally the warehouse accommodation offers clear open space with a minimum eaves height of 7m.

Two storey office accommodation and welfare facilities are provided to the front elevation. In addition, there is excellent car parking and loading facilities and the unit has recently been completely refurbished.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	8,931.00	829.72
GF Offices	965.00	89.65
FF Offices	965.00	89.65
TOTAL	10,861.00 SQ FT	1,009.02 SQ M

TENURE:

New FRI Lease available for a term of years to be agreed.

PLANNING:

Unit 2 currently has planning consent for Class B8 (Storage and Distribution).

RENT PA:	£54,305.00	VAT:	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	Current annual budget for Unit 2 is £4,120pa.	RATEABLE VALUE:	The Rateable Value is £41,250. Please contact the agents for Rates Payable.
LEGAL COSTS:	Each party to be responsible for their own legal costs.	EPC:	Available upon request.

VIEWING:

For further information or to arrange a viewing, please contact:

Rob Russell
Russell Property Consultants
01179 732 007
07540 994 123
rob@russellpc.co.uk

Chris Miles
Russell Property Consultants
01179 732 007
07970 886 740
chris@russellpc.co.uk

Henry Best
Jenkins Best
02920340033
henry@jenkinsbest.com

SUBJECT TO CONTRACT