



## Unit 3, Severnlink Distribution Centre Newhouse Farm Industrial Estate, Chepstow, NP16 6UD

### TO LET

Area: 4,113 sq ft (382 sq m) | Rent PA: £37,000

### LOCATION

Severnlink Distribution Centre is located in Chepstow, situated on Newhouse Farm Industrial Estate, immediately adjacent to Junction 2 of the M48. It provides easy access to the M4/M5 interchange, via the Severn Bridge (tolls have been abolished) and South Wales via the M4.

### KEY FEATURES

- New FRI Lease
- Established commercial location
- Proximity to national motorway network
- Large loading area and car park
- 6.50m eaves (7.25m clear height)
- Modern warehouse unit
- To be refurbished
- Immediately available

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### DESCRIPTION

Unit 3 is mid-terraced unit of late 1990s construction, on a steel portal frame providing an eaves height of 6.53m rising to 7.25m to the apex. The roof and elevations are steel profile clad, with the roof incorporating 10% natural roof lights. There is a full height roller shutter door, measuring 4m in width by 5.32m in height. Internally, there is ground and first floor offices. Externally there is a large loading area and car park.

### FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	3,264	303
GF Office	374	35
FF Office	475	44
<b>TOTAL</b>	<b>4,113 SQ FT</b>	<b>382 SQ M</b>

### TENURE:

A New FRI lease for a term of years to be agreed

### PLANNING:

Use Class B8 and E (B1c), may be available subject to planning. Interested parties to make their own enquiries with the Local Planning Authority.

<b>RENT PA:</b>	£37,000	<b>VAT:</b>	All figures are exclusive of VAT if applicable.
<b>SERVICE CHARGE:</b>	POA.	<b>RATEABLE VALUE:</b>	Rateable Value is £18,500. Please contact agents for rates payable.
<b>LEGAL COSTS:</b>	Each party to be responsible for their own legal costs.	<b>EPC:</b>	Available upon request.

### VIEWING:

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

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### SUBJECT TO CONTRACT