



## Unit 4, Severnlink Distribution Centre Newhouse Farm Industrial Estate, Chepstow, NP16 6UD

### TO LET

Area: 5,119 sq ft (476 sq m) | Rent PA: £46,000

### 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 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
- High office content
- Immediately available

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### DESCRIPTION

Unit 4 is a 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, approx. a third of the unit has been converted to additional office/showroom space, with mezzanine storage above. Externally, there is a large loading area and car park.

### FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	2,118	197
GF Office	1,331	124
FF Office	577	54
FF mezz	1,093	102
<b>TOTAL</b>	<b>5,119 SQ FT</b>	<b>476 SQ M</b>

### TENURE:

New FRI Lease direct from the Landlord.

### 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>	£46,000	<b>VAT:</b>	All figures are exclusive of VAT if applicable.
<b>SERVICE CHARGE:</b>	POA.	<b>RATEABLE VALUE:</b>	Rateable Value is £21,750. Please contact the 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