



Unit 7, Severnlink Distribution Centre Newhouse Farm Industrial Estate, Chepstow, NP16 6UD

TO LET

Area: 4,091 sq ft (380 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
- 7.0m eaves (8.7m clear height)
- Modern warehouse unit
- To be refurbished
- Immediately available



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DESCRIPTION

Unit 7 is mid-terraced unit of late 1990s construction, on a steel portal frame providing an eaves height of 7.0m rising to 8.7m 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	3,101	288
GF Office	415	39
FF Office	575	53
TOTAL	4,091 SQ FT	380 SQ M

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.

RENT PA:	£37,000	VAT:	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	POA.	RATEABLE VALUE:	Rateable Value is £18,500. Please contact 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:

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SUBJECT TO CONTRACT