



Unit 8 Severnlink Distribution Centre Newhouse Farm Industrial Estate, Chepstow, NP16 6UN

TO LET

Area: 4,269 sq ft (397 sq m) | Rent PA: £34,152

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
- 6.53m eaves
- Modern end-terrace
- To be refurbished
- Immediately available

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DESCRIPTION

Unit 8 is end-terraced and 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 & Undercroft	2,934	273
GF Office	574	53
FF Office	761	71
TOTAL	4,269 SQ FT	397 SQ M

TENURE:

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

PLANNING:

Use Class B8 but E (B1c) and B2 may be available subject to planning. Interested parties to make their own enquiries with the LPA

RENT PA:	£34,152	VAT:	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	POA.	RATEABLE VALUE:	Rateable Value of £18,750
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