



Unit 9, Severnlink Distribution Centre Newhouse Farm Industrial Estate, Chepstow, NP16 6UD

TO LET

Area: 12,865 sq ft (1,195 sq m) | Rent PA: £110,000

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 (8.0m clear height)
- Modern warehouse unit
- Adjacent Junction 2 of M48
- Potential for secure yard

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DESCRIPTION

Unit 9 is an end-terraced unit of late 1990s construction, on a steel portal frame providing an eaves height of 6.50m rising to 8.0m to the apex. The roof and elevations are steel profile clad, with the roof incorporating 10% natural roof lights. There are two full height roller shutter doors, measuring 4m in width by 5.3m in height each. Internally, there is 2-storey office accommodation to the front elevation with all amenities. Externally, there is a large loading area and car park, which could potentially be made secure.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	10,550	980
GF Office	1,250	116
FF Office	1,065	99
TOTAL	12,865 SQ FT	1,195 SQ M

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.

RENT PA: £110,000

VAT: All figures are exclusive of VAT if applicable.

SERVICE CHARGE: POA.

RATEABLE VALUE: Rateable Value is £43,000. 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:

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SUBJECT TO CONTRACT