



UNIT 12, SEVERNBRIDGE INDUSTRIAL ESTATE, CALDICOT, NP26 5PW

Industrial / Warehouse Unit To Let

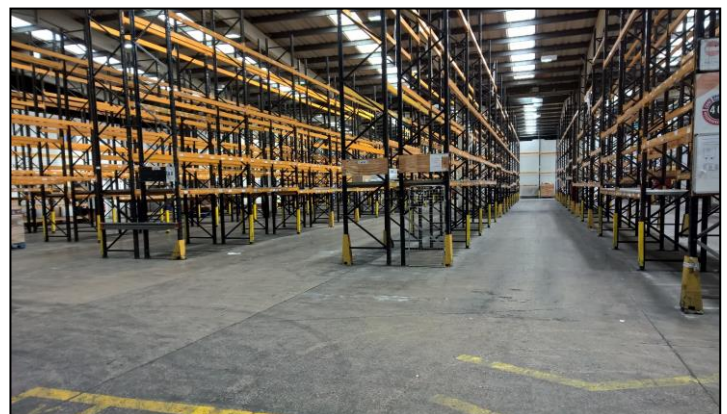
Established Industrial Location

Ground and First Floor Offices

Secure Yard Area Either Side of Property

Approximately 2,465 sq m (26,539 sq ft)

Quoting Rent of £80,000 per annum, exclusive



LOCATION

Caldicot is an historic town located in Monmouthshire, South Wales. Access to the national motorway network is very good with the M48 Motorway to the North and the M4 Motorway to the South. Newport is approximately 13 miles away, whilst Bristol is approximately 22 miles away. The town has an approximate population of 10,000 and provides all the local amenities required.

The property is located on Severnbridge Industrial Estate, to the north-west of the town Centre. The estate is extremely well established.

The unit is located on Norman Way with surrounding occupiers including a mix of national and local companies such as Evoque, Keltruck, Hicks Logistics, Pro-steel Engineering and many more.

DESCRIPTION

The property provides a detached warehouse / industrial unit of steel portal frame construction with brick and profile metal sheet cladding under a pitched roof.

The warehouse benefits from 3 phase power, a concrete floor and a minimum eaves height of approximately 5.1m. Access to the unit is via numerous roller shutter doors ranging in size up to 4.8 and 5m high.

The property provides ground floor and first floor offices with carpeting throughout, wall mounted power and data sockets, strip lighting, gas central heating and comfort cooling. The unit also benefits from staff facilities such as kitchen and WC's.

Externally, there is parking and loading bays to the front of the unit and secure yard areas with further loading either side of the unit. An additional piece of land opposite the property is also available for parking/storage if required.

ACCOMMODATION

Warehouse	2,137 sq m	(23,004 sq ft)
Ground & First Floor Offices	328.4 sq m	(3,535 sq ft)
Total	2,465 sq m	(26,539 sq ft)

PLANNING

We understand that the property benefits from planning consent for industrial use. However, we recommend that interested parties make their own enquiries with the local authority.

LOCAL AUTHORITY

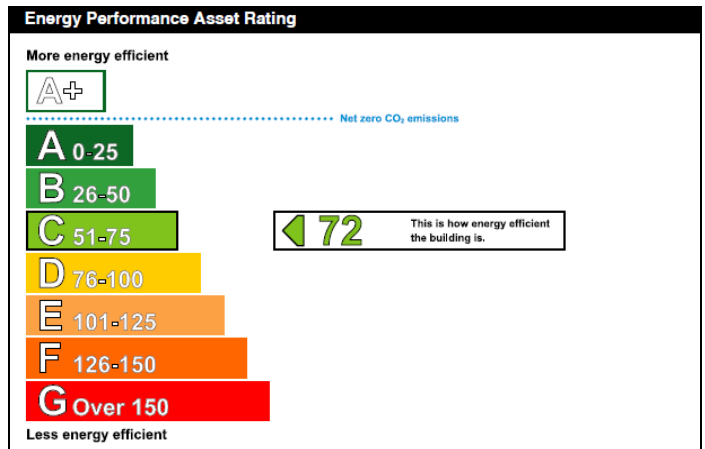
Monmouthshire Council:
Tel: 01633 644 644

RATING ASSESSMENT

RATEABLE VALUE:	£72,000
RATES PAYABLE: (2016/17)	£37,000

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.



Plans are provided for identification purposes only and are not to be relied upon for any other purpose.

TENURE

The property is available by way of a new lease. We are quoting a rent of £80,000 per annum, exclusive. This does not include the additional land opposite.

VIEWING

Should you require further information or wish to arrange a viewing, please contact:-

DAN SMITH
01633 740 740
dan@m4pc.co.uk

KELLY BINNIE
01633 740 740
kelly@m4pc.co.uk

Alternatively, please contact our Joint agents
Jenkins Best 02920 340 033



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Merlin House, Langstone Business Park, Newport, NP18 2HJ

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