

To Let



Detached industrial/warehouse unit with yard

**Unit 4
Severnbridge Industrial Estate
Caldicot
NP26 5PW**

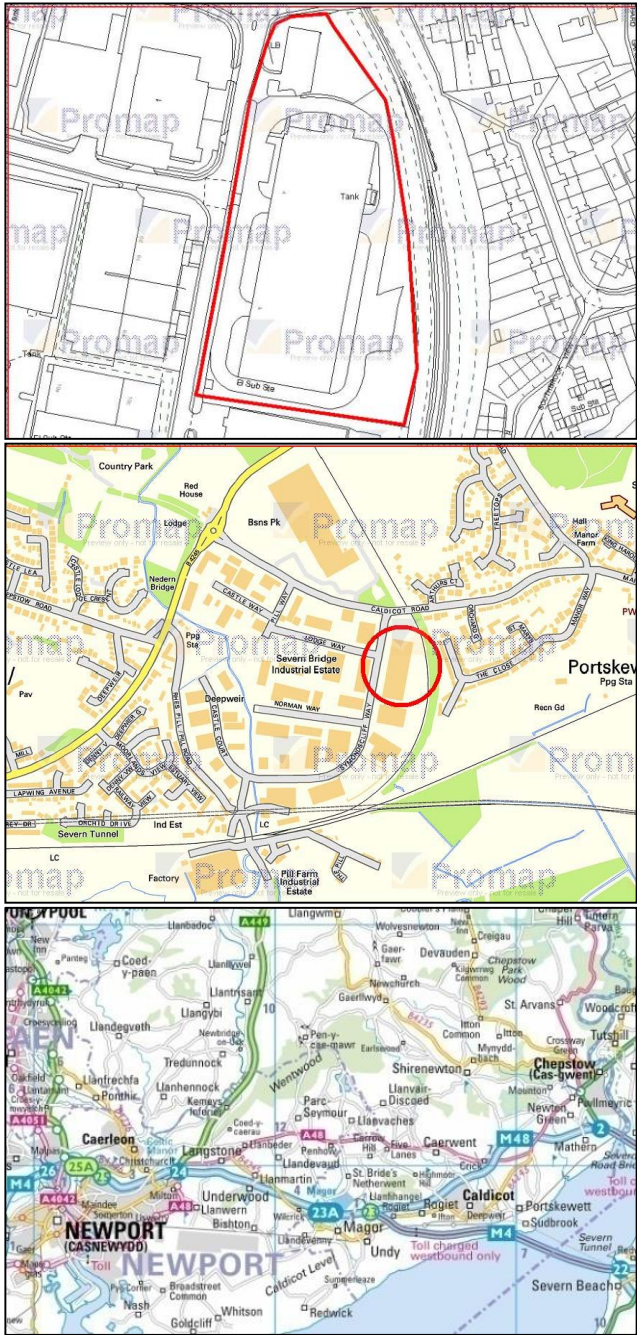
68,424 sq ft (6,396 sq m) GIA approx.

- Established Industrial Location
- Secure Yard Area
- Approx. 4 acre site (1.62 ha)
- High Bay

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 Chepstow is approximately 5 miles away.

The property is located on Symondscliffe Way with nearby occupiers including, Hicks Logistics, Evoqua, Keltruck and Pro-steel Engineering.



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

DESCRIPTION

The property provides a detached two bay warehouse / industrial unit of both lattice and steel portal frame construction with adjoining brick built offices. The warehouse benefits from four up and over roller loading doors, a concrete floor, high level lighting and a minimum eaves height of approximately 10.3 metres and 8.2 metres in each bay. There are working gantry cranes in each bay. In addition to the warehouse, the property also provides office accommodation at ground and first floor level and a loading canopy on the west elevation. Externally, there is parking to the front of the unit and lorry parking to the rear and side.

ACCOMMODATION

All measurements are in accordance with the RICS Code of Measuring Practice (Sixth Edition).

Area	Sq ft	Sq m
Warehouse	61,088	5,675
Office (2 floors)	7,336	681.5
Total	68,424	6,357

All measurements are approximate Gross Internal Areas.

Additionally, there is a small mezzanine within the warehouse of approx. 1,227 sq ft (114 sq m).

SERVICES

We understand that all mains services are connected to the property. We confirm we have not tested any of the service installations and prospective tenants must satisfy themselves independently as to the state and condition of such items.

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 planning authority.



TERMS

The property is available by way of a new lease on terms to be agreed.

RENT

Quoting Rental: £3.50 per sq ft per annum exclusive

BUSINESS RATES

The property has a Rateable Value of £162,000.

Interested parties should make their own enquiries of the local rating authority (Monmouthshire County Council) to ascertain the exact rates payable. A change in occupation may trigger an adjustment to the rates assessment.

REFERENCES/RENTAL DEPOSIT

References and or rental deposit may be required.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

THE CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007

Please see www.leasingbusinesspremises.co.uk.

ASBESTOS REGULATIONS

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

ENERGY PERFORMANCE CERTIFICATES

The energy performance asset rating is D (87).

The full certificate and recommendations can be provided on request.

SUBJECT TO CONTRACT

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VIEWING ARRANGEMENTS / FURTHER INFORMATION

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