



UNIT 4, SEVERNBRIDGE INDUSTRIAL ESTATE, CALDICOT, NP26 5PW

Industrial / Warehouse Unit to Let

Established Industrial Location

4 Gantry Cranes (up to 26 tonnes)

Substantial Secure Yard Area, 360 Degree Vehicle Access

Approximately 6,356.83 sq m (68,425) + Mezzanine

Quoting Rent of £275,000 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 Symmondscliffe Way with nearby occupiers including, Evoqua, Raintite, Chepstow Plant Hire, Hicks Logistics, and many more.

DESCRIPTION

The property, shortly due to undergo refurbishment, provides a detached warehouse / industrial unit of steel portal frame construction with brick and profile metal sheet cladding under a pitched roof. The property currently benefits from a concrete floor, minimum eaves height ranging from approximately 8.2m to 10.3m, oil fired heating and sodium lighting.

Access to the unit is via four roller shutter doors measuring 4.6 high wide by 6.9m wide. There is a mezzanine floor providing further storage accommodation.

In addition to the warehouse, the property also provides two storey offices with the benefit of carpeting, wall mounted power and data sockets, electric heating and strip lighting. WC's and kitchen facilities are also provided.

Externally, the property benefits from significant loading, storage and car parking areas with 360 degree vehicle access around the building. In addition, there is also a secure car park.

ACCOMMODATION

Warehouse	5,675.21 sq m	(61,088 sq ft)
Offices	681.62 sq m	(7,337 sq ft)
Total	6,356.83 sq m	(68,425 sq ft)
Mezzanine stores	113.99 sq m	(1,227 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

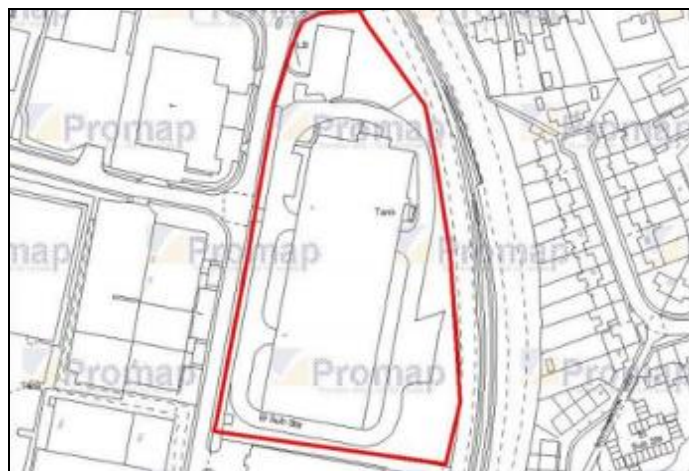
Monmouthshire Council:
Tel: 01633 644 644

RATING ASSESSMENT

RATEABLE VALUE:	£160,000
RATES PAYABLE: (2019/20)	£84,160

TENURE

The property is available by way of a new lease. We are quoting a rent of £275,000 per annum, exclusive.



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

87 This is how energy efficient the building is.

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

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SERVICE CHARGE

A service charge is payable by tenants for maintenance of common parts and shared services such as security. Service charge for the year 2019/20 is estimated £10,424.29 per annum, exclusive.

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 agent Jenkins Best on 02920 340033

On behalf of



**PROPERTY
CONSULTANTS**

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