

# To Let



## UNIT 16, MILL STREET INDUSTRIAL ESTATE, ABERGAVENNY, MONMOUTHSHIRE, NP7 5HE

- CLOSE TO TOWN CENTRE
- TRADE COUNTER / WORKSHOP UNITS
- GIA 176 SQ M (1,866 SQ FT)

## Location

Abergavenny is a historic and popular market town serving a wide catchment area within the county of Monmouthshire.

Mill Street Industrial Estate is an established industrial estate located approximately 0.5 miles south of Abergavenny Town Centre. The estate is accessed from the A40 trunk road (Monmouth Road), which runs through the town and to the north of the estate providing excellent communication.

## Description

Unit 16 provides clear trade counter/warehouse accommodation of steel portal frame construction with concrete floors, brick elevations and profile steel cladding above and to the roofs which incorporate roof lights.

Access is provided by personnel doors and steel roller shutter loading doors.

There are car parking and loading areas to the front of each unit. Local and national occupiers in the area include Screwfix, Motorcare, Plumb Centre, ATS Euromaster, Aldi, Countryside Council for Wales, Worcester Electrical Distributors and Millennium Tyres and Exhausts.

## Accommodation

The following areas have been measured on a Gross Internal Area (GIA) basis in accordance with the 6th edition of the RICS Code of Measuring Practice:-

	sq m	sq ft
GIA	173	1,866

## Energy Performance Certificate

EPC rating F.

## Car Parking

Demised on site.

## Tenure & Terms

£15,000 per annum, exclusive.

## Service Charge

A service charge is payable in regards to standard Landlord outgoings to the premises, including such items as landscaping and maintenance of the estate, insurance etc, more details are available upon request.

## Rateable Value

£8,900 (2010 list)

## Legal Costs

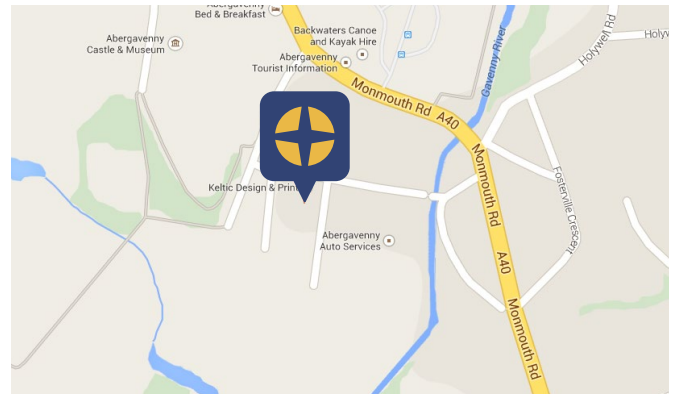
Each party is to be responsible for their own legal costs.

## VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

## Viewing

Strictly by appointment with sole agents Hutchings & Thomas.



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