



PROPERTY CONSULTANTS

TO LET

WAREHOUSE PREMISES

199.65 SQ M (2,149 SQ FT)



WAREHOUSE PREMISES
PROGRESS INDUSTRIAL ESTATE
STATION ROAD
ROGIET
NP26 3UE

0 1 2 9 1 4 4 0 1 0 0

ETP PROPERTY CONSULTANTS & CHARTERED SURVEYORS
10 Beaufort Square, Chepstow, Monmouthshire, NP16 5EP

www.ETPproperty.co.uk

LOCATION

The property is located in Rogiet, a village in Monmouthshire, Southeast Wales, between Caldicot and Magor. Rogiet is 8 miles west of Chepstow and 11 miles east of Newport and lies just south of the M48. Rogiet can be easily accessed from both Bristol, Cardiff and Newport via the M4 followed by the B4245 through Magor and Caldicot. The Severn Tunnel Railway Station is 200 metres from the subject property and provides travel by rail west to Cardiff Central Railway Station as well as east to Bristol Temple Meads.

DESCRIPTION

- Detached industrial premises
- Open plan warehouse
- Large sliding loading door
- WC
- Eaves height of 4.46 m

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) the property comprises the following (approx.) areas:-

Description	sq m	sq ft
Warehouse	199.65	2,149
Gross Internal Area	199.65	2,149

TENURE

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

RENT

£11,000 per annum exclusive.

BUSINESS RATES

From enquiries undertaken with the Valuation Office Agency, we have been unable to determine the Business Rates for the subject property. We would suggest that interest parties make their own enquiries in this regard.

PLANNING

We have not made any enquiries with the Local Authority with regard to the current planning consent, however, we have assumed that the property will be suitable for Use Classes B1 (Business) or B8 (Storage & Distribution) under the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries to ensure their proposed use would be permitted.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

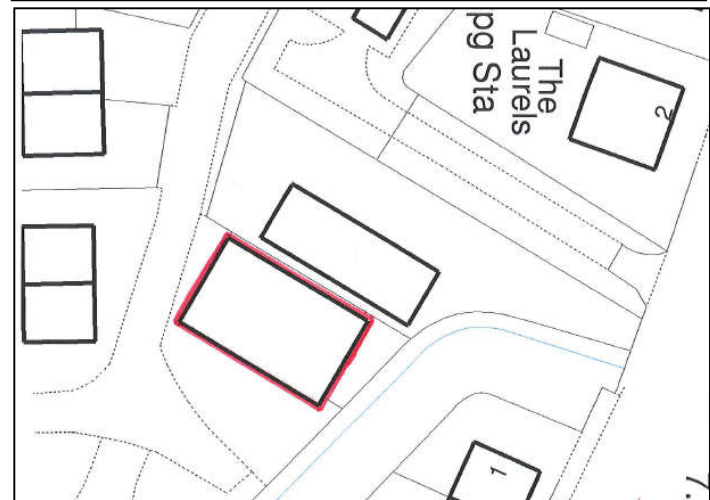
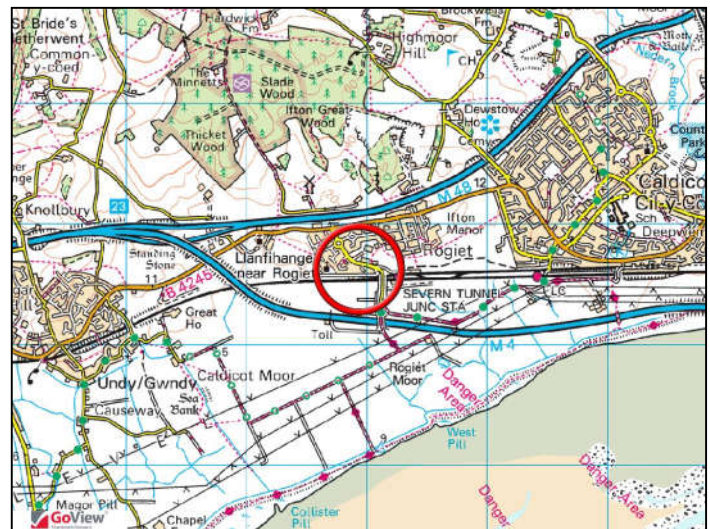
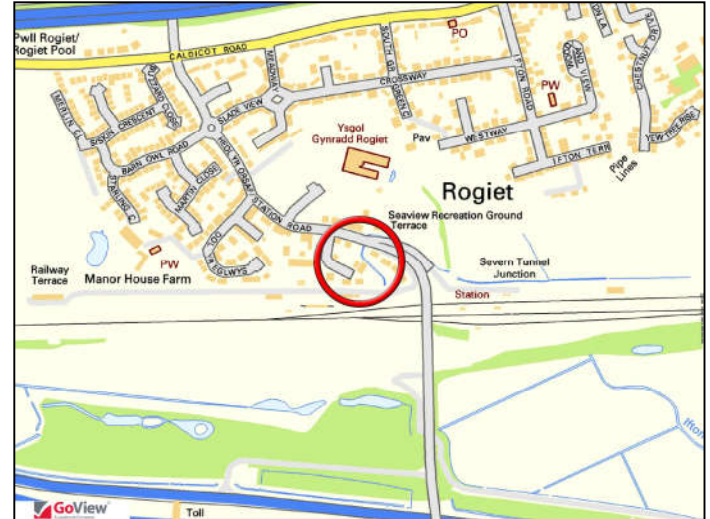
VAT is chargeable but rent is exclusive of VAT.

**SUBJECT TO CONTRACT
JULY 2017**

ENERGY PERFORMANCE CERTIFICATE (EPC)

Available upon request.

LOCATION PLANS (FOR IDENTIFICATION PURPOSES ONLY)



VIEWING & FURTHER INFORMATION

Strictly through sole agents ETP Property Consultants:-

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