

TO LET
68,425
SQ FT

UNIT FOUR

Severnbridge Industrial Estate, Symondsciff Way,
Caldicot, Monmouthshire, NP26 5PT

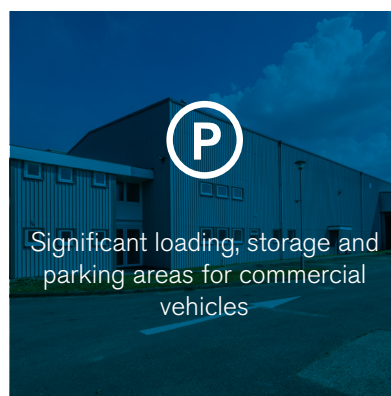
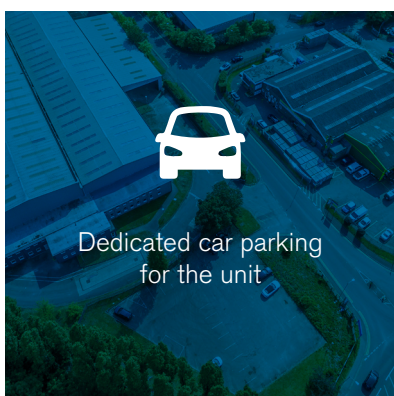
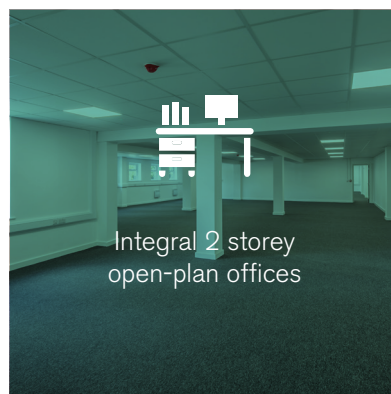
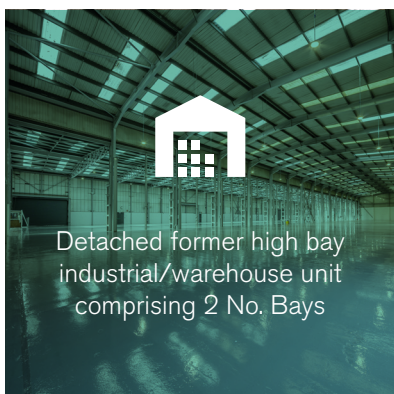
SEVERNBRIDGE
INDUSTRIAL ESTATE



FI REAL ESTATE
MANAGEMENT

REFURBISHED DETACHED HIGH BAY INDUSTRIAL/WAREHOUSE UNIT
STRATEGIC LOCATION CLOSE TO THE M4/M5 MOTORWAYS

ACCOMMODATION



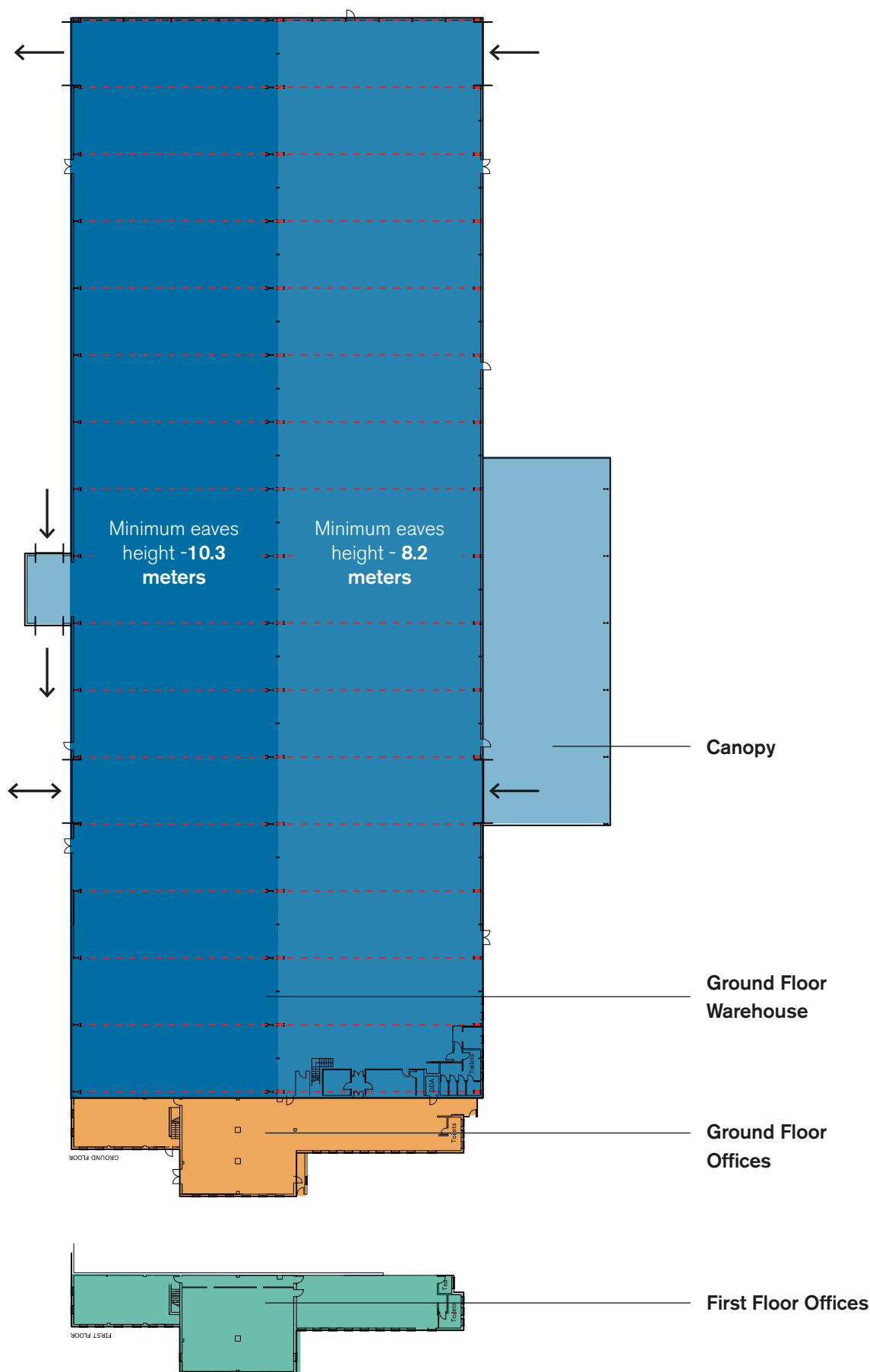
REFURBISHMENT SPECIFICATION

- Over clad of offices including new windows.
- Full redecoration of external cladding and roof repairs.
- New electrics to include motion sensor LED lighting.
- Newly painted warehouse floor.
- 4 new electrically operated roller doors.
- Integrated workshop/office content 10%.
- 3 Phase electricity supply can be upgraded upon request - currently 270 kva.
- Bespoke fit-out available.

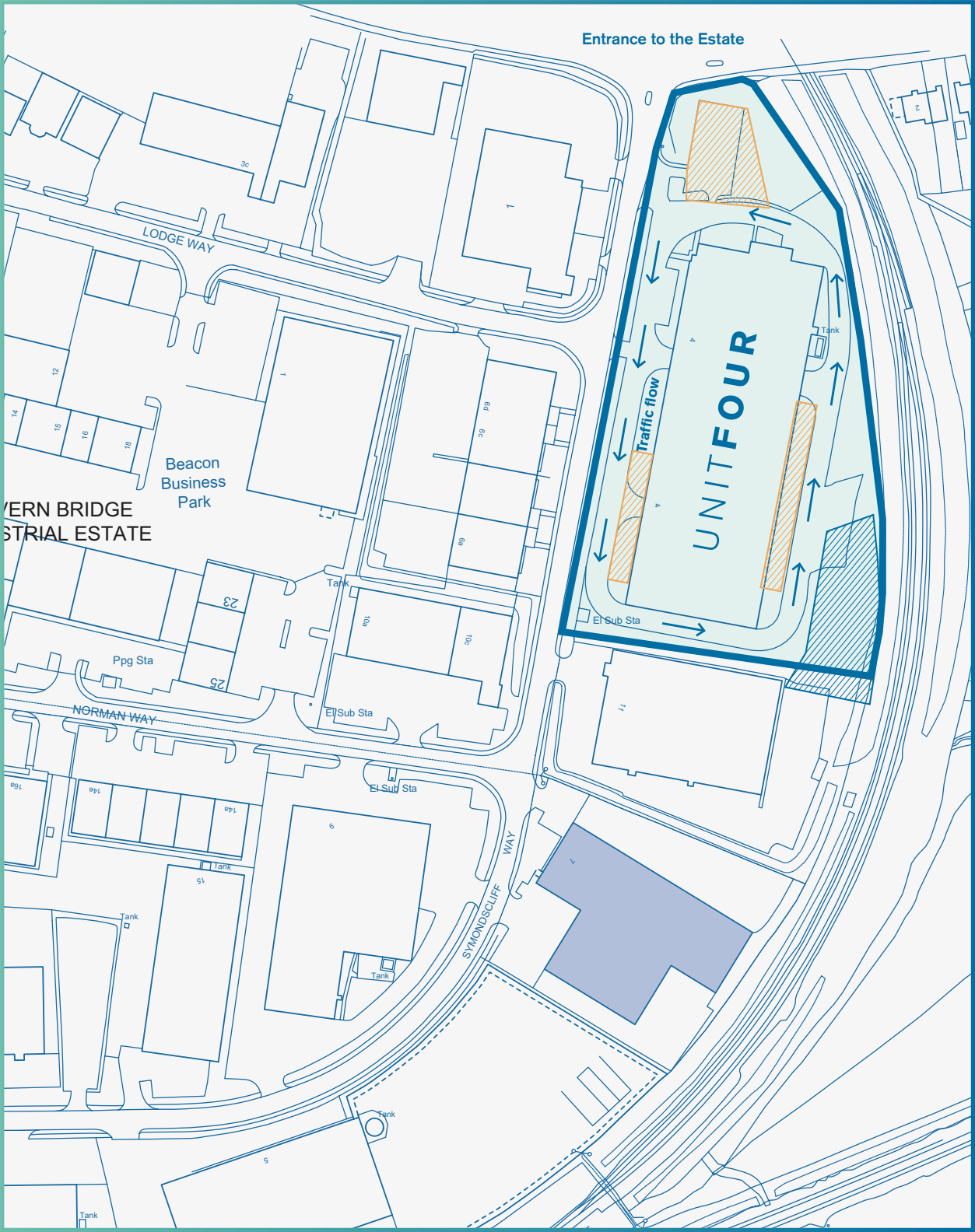
	SQ FT	SQ M
Warehouse	61,088	5,675.21
Office/Workshop	7,337	681.62
Total	68,425	6,356.89



LAYOUT PLAN



THE SITE



Car/commercial vehicle parking, approx 60 spaces.



HGV Parking approx 15 spaces

LOCATION

Caldicot is strategically located in Monmouthshire approximately **5 miles from Chepstow** and **13 miles from Newport**.

The property is located on Symondscliffe Way with nearby occupiers including Hicks Logistics, Evoqua, Keltruck and The Armitt Group.

Severnbridge Industrial Estate has excellent links to the M48 and M4, linking to M4/M5 interchange and the wider motorway network. Severnbridge is also located in close proximity to the Severnbridge and The Prince of Wales Bridge which are both toll free.

Approximate distances and travel times are shown below.

Distance from	Travel time	Distance
Newport	25 mins	15 miles
Cardiff	43 mins	28 miles
Bristol	35 mins	22 miles
M4 / M5	23 mins	15 miles
Birmingham	1 hr 45 mins	102 miles
London	2 hr 32 mins	128 miles

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Refurbished detached high bay industrial/warehouse unit



ROAD

12 miles to J23 M4 and 6 miles to J2 M48 – linking to the wider motorway network.



SEA

15 miles to the Port of Newport and 28 miles to the Port of Cardiff.



AIR

40 miles to Cardiff Airport and 30 miles to Bristol Airport.



RAIL

5.6 miles to Chepstow & 15 miles to Newport Railway Station.



SEVERNBRIDGE

INDUSTRIAL ESTATE

NP26 5PT

Bridge's Now
Toll Free

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bay industrial/warehouse unit



TERMS

Unit 4 is available by way of a new full repairing and insuring lease for a term to be agreed. Rent on application.

PLANNING

Planning consent is for warehouse, light industrial, industrial B1(c) / B2 / B8.

ESTATE SERVICE CHARGE

Units on the estate contribute to the overall estate management including security, landscaping, signage etc. (Exclusive)

RATEABLE VALUE

Rateable Value £160,000 (2017 List) Multiplier 0.535 (2020/21) Rates payable £85,600 per annum

LEGAL COSTS

Each party will be responsible for their own legal costs.

EPC

Rating - D. Updated EPC to be provided upon completed refurbishment.



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08 | SEVERNBRIDGE INDUSTRIAL ESTATE

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