

SEVERNBRIDGE

INDUSTRIAL ESTATE



INDUSTRIAL
WAREHOUSE
UNIT

TO LET

UNIT 7, SEVERNBRIDGE INDUSTRIAL ESTATE, CALDICOT, NP26 5PW

- Detached industrial/warehouse unit
- Yard and excellent loading
- Established industrial location
- Minimum eaves height 6.5m
- Self contained site
- 30,032 sq ft (2,787.1 sq m)
- 6 no. level loading roller shutter doors
- Integral office and welfare block

TO BOOK A VIEWING PLEASE CONTACT



FI REAL ESTATE
MANAGEMENT

0845 500 61 61
www.fi-rem.com

LOCATION

Caldicot is a historic town located in Monmouthshire, South Wales. With the removal of the Severnbridge toll, there is excellent connectivity to trade and the wider motorway network with the M46 to the North and M4 to the South. Newport is approximately 13 miles away and Bristol is approximately 22 miles away. All amenities are nearby within the town.

The unit is located on the very well-established Severnbridge Industrial Estate, to the north-west of the town centre. Surrounding occupiers include a mix of local and national companies such as Evoqua, Welding Engineers, Armit Group, Cambrian Carpets and more.

Unit 7 occupies a prominent self-contained site with access direct from the main estate road.

DESCRIPTION

The property is a detached building that consists of four adjoining portal frames in a broadly "T" shaped floorplate.

The unit benefits from:

- Detached warehouse / distribution unit
- Self-contained site
- Minimum eaves height 6.5 metres
- 6 No. Level loading roller shutter doors
- Integral office and welfare block
- Excellent loading and yard area provision

USE

We understand that the property has consent for B1, B2 & B8 uses. Further enquiries should be directed to Monmouthshire Council on 01633 644 644.

VAT

All price quoted are exclusive of, and will be subject to, VAT at the prevailing rate.

SERVICE CHARGE

Available on request.

BUSINESS RATES

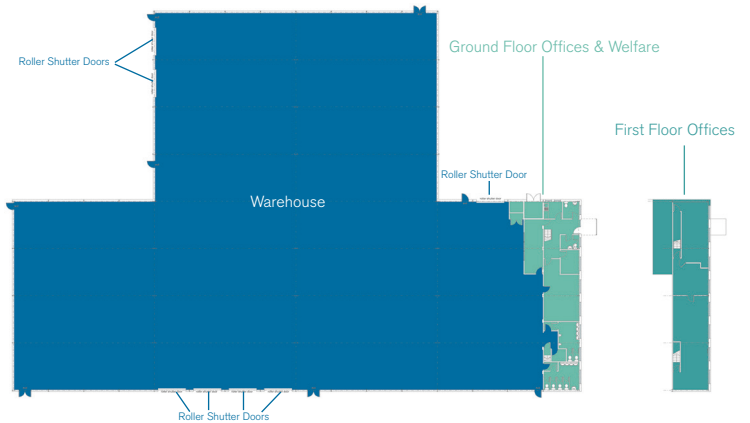
The Ratable Value is estimated at £58,500 (2017 list)
Multiplier 53.3 pence (2020/21)
Rates Payable £31,298 per annum.

Further enquiries regarding the amount payable should be directed to Monmouthshire Council on 01633 644 644.

EPC

Available on request.

ACCOMMODATION



VIEWING

Should you require further information or wish to arrange a viewing, please contact:

THOMAS SHAW
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07864 606 971

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