

SEVERNBRIDGE

INDUSTRIAL ESTATE

TO LET

INDUSTRIAL WAREHOUSE UNIT

- Established industrial location
- 756 sq ft (70.23 sq m)
- Parking and loading to the front
- Access via 1 roller shutter door

**UNIT 51C, SEVERNBRIDGE INDUSTRIAL ESTATE,
CALDICOT, NP26 5PW**

TO BOOK A VIEWING PLEASE CONTACT



FI REAL ESTATE
MANAGEMENT

0845 500 61 61
www.fi-rem.com
enquiries@fi-rem.com



AVAILABLE
JUNE 2023



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, Pro Steel Engineering, Cambrian Carpets and more.

DESCRIPTION

The property provides a mid-terrace industrial unit of steel portal construction with brick and profile metal sheet clad elevations under a pitched roof.

The unit benefits from:

- Warehouse, office and WC
- LED lighting available
- Minimum eaves height of 4.4m
- Warehouse served by 1 roller shutter door (3m wide, 4.17m high)
- Office benefits from carpeting, wall mounted power and data sockets

Externally, there is parking and loading to the front of the unit.

USE

We understand that the property has consent for 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 £4,450 from 1st April 2023. Further enquiries regarding the amount payable should be directed to Monmouthshire Council on 01633 644 644.

Small business rates relief may be available.

EPC

E rating valid until August 2027.

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