

# TO LET

## UNIT 7

Severnbridge Industrial Estate,  
Caldicot, Monmouthshire, South  
Wales, NP26 5PW



**Detached Industrial/  
Warehouse Unit with Yard**

29,646 sq ft (2,754 sq m)



## LOCATION

Severnbridge Industrial Estate is strategically located within close proximity to the M4 Motorway (J23a) 6 miles West via the B4245 and also the M4/ M5 Interchange (J20 M4) 12 miles. The estate is well positioned to access South Wales, South West England and the Midlands.

The well established estate has a range of distribution, manufacturing, and trade occupiers which include Hicks Logistics, EVOQUA Keltruck, and Pro-Steel Engineering.

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

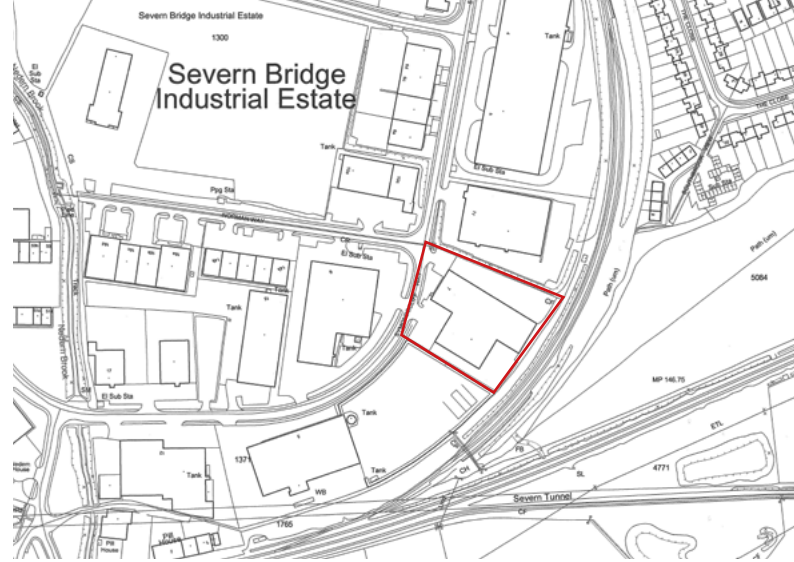
Distance from	Travel Time	Distance
Newport	25 mins	15 miles
Cardiff	43 mins	28 miles
Bristol	35 mins	22 miles
M4 / M5	23 mins	15 miles
Birmingham	1hr 45 mins	102 miles
London	2hr 32 mins	128 miles

## ACCOMMODATION

	ft <sup>2</sup>	m <sup>2</sup>
Warehouse	27,323	2,538.43
Ground Floor Office / Welfare	1,223	113.60
First Floor Office	1,100	102.22
<b>Total</b> <i>Gross Internal Area</i>	<b>29,646</b>	<b>2,754.25</b>

## DESCRIPTION

- 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



## TENURE AND TERMS

New full repairing and insuring lease available for a term to be agreed.

## RENT

£82,500 per annum (Exclusive). VAT payable in addition. Service charge and Insurance are also payable. Details on request.

## RATABLE VALUE

Rateable Value £58,500 (2017 List)  
 Multiplier 49.9 pence (2017/18)  
 Rates payable £35,721 per annum.

## ENERGY PERFORMANCE CERTIFICATE:



## LEGAL COSTS:

Each party will be responsible for their own legal costs.

## FURTHER INFORMATION

For further information please contact the joint agents.

## CONTACT

Henry Best MRICS  
E: [henry@jenkinsbest.com](mailto:henry@jenkinsbest.com)  
T: 07738 960012

Dan Smith  
E: [dan@m4pc.co.uk](mailto:dan@m4pc.co.uk)  
T: 07889 178995

Anthony Jenkins MRICS  
E: [anthony@jenkinsbest.com](mailto:anthony@jenkinsbest.com)  
M: 07768 233919



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