



TO LET

DETACHED HIGHBAY UNIT WITH GANTRY CRANES

68,425 sq ft (6356.89 sq m)

Bespoke refurbishment available

Unit 4, Severnbridge Industrial Estate, Caldicot,
Monmouthshire, South Wales, NP26 5PW

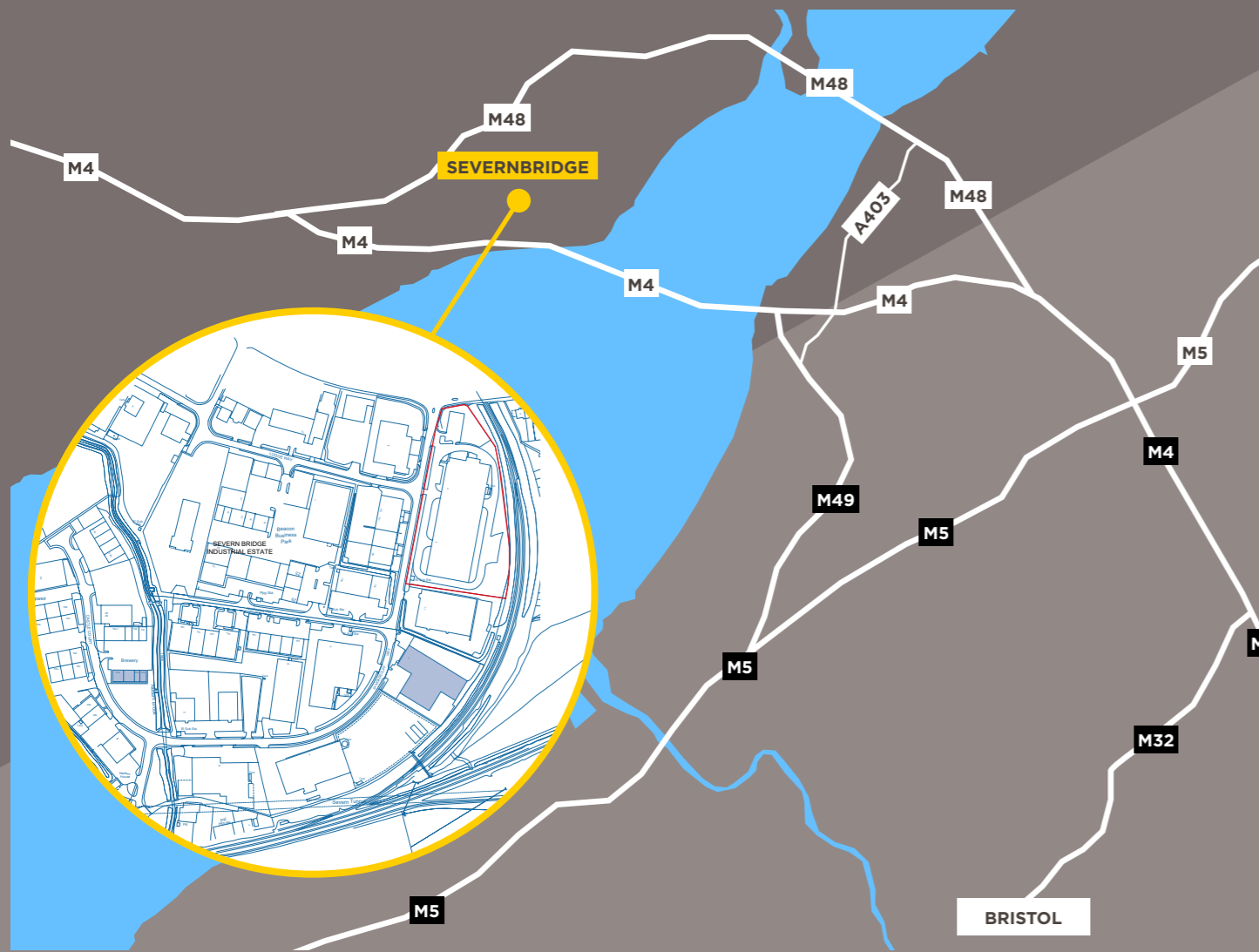


ASSET MANAGED BY

FI REAL ESTATE
MANAGEMENT

0845 500 61 61
www.fi-rem.com





LOCATION

Caldicot is 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 Pro-Steel Engineering.

Severnbridge Industrial Estate is in close proximity to both the M4 Motorway and the M4/M5 Interchange. Approximate distances and travel times are shown below:

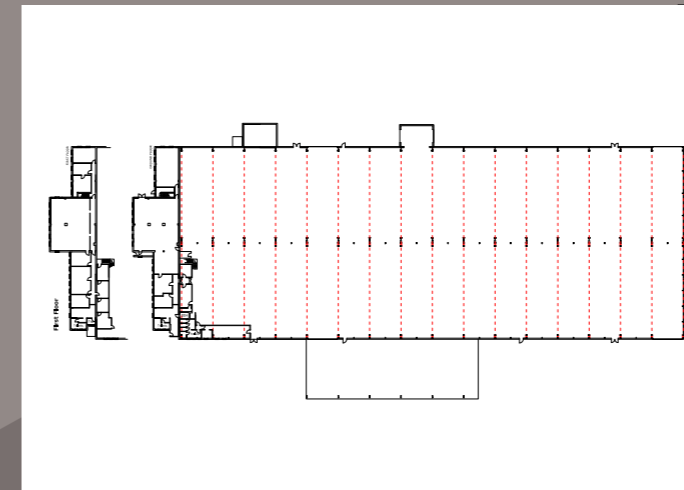
Distance from	Travel Time	Distance
Newport	25 mins	15 miles
Cardiff	43 mins	28 miles
Bristol	35 mins	22 miles
M4 / M5	23 mins	15 miles
Birmingham	1hr 45 mins	102 miles
London	2hr 32 mins	128 miles

ACCOMMODATION

- Detached former Steel Handling Facility - comprising 2 No. Bays
- 4 No. Gantry Cranes (up to 26 tonnes)
- Minimum eaves height ranging from 8.2 metres to 10.3 metres
- Integral 2 storey offices and welfare block
- Excellent car parking and circulation around entire building.
- Externally the property benefits from significant loading, storage and car parking areas.
- Gross Internal Area 68,425 sq ft (6,356.89 sq m)



FLOOR PLAN



TENURE AND TERMS

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

ESTATE SERVICE CHARGE

Units on the estate contribute to the overall estate management including security, landscaping, signage etc. The current annual budget contribution for unit 4 is £8,226.66. (Exclusive)

RATEABLE VALUE

Rateable Value £160,000 (2017 List)
Multiplier £0.514 (2018/19)
Rates payable £82,240 per annum

LEGAL COSTS

Each party will be responsible for their own legal costs.



FURTHER INFORMATION / CONTACT

For further information or to arrange a viewing please contact the joint agents.



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MISREPRESENTATION ACT 1967

The agents listed above, and the landlord of the property, for whom they act, give notice that:

1. These particulars are a general outline only and are for the guidance of prospective tenants; they do not constitute the whole or part of an offer or Contract
2. The agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and other details contained therein. Prospective tenants must not rely on them as statements of fact or representations, and must satisfy themselves as to their accuracy.
3. No employee of the agents or landlords has any authority to make or give any representation or warranty, or either enter into any contract whatever in relation to the property.
4. Rents quoted within these particulars will be subject to VAT.
5. The agents or landlords will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.
6. The reference to any plant, machinery, equipment, services, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition, or that it is capable of fulfilling its intended function. Prospective tenants should satisfy themselves as to the fitness.