

# SEVERNBRIDGE

INDUSTRIAL ESTATE



INDUSTRIAL  
WAREHOUSE  
UNIT

# TO LET

**UNIT 50 E&F, SEVERNBRIDGE INDUSTRIAL ESTATE, CALDICOT, NP26 5PW**

- Established industrial location
- 2,000 sq ft (185.81 sq m). May split.
- Parking and loading to the front
- Access via 2 roller shutter doors

**RENT OF £12,000 PER ANNUM, EXCLUSIVE**

TO BOOK A VIEWING PLEASE CONTACT



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0845 500 61 61  
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## 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:

- Entrance lobby, WCs and office
- Concrete floor to the warehouse
- Minimum eaves height of 5.1m
- Warehouse served by 1 roller shutter door (3m wide, 4.3m high)
- 3 phase electric
- Prominent parking to the front of the unit.

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

## 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 £7750pa. Further enquiries regarding the amount payable should be directed to Monmouthshire Council on 01633 644 644.

## EPC

C - 72.



## VIEWING

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

### MATTHEW PICKLES

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### THOMAS SHAW

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