

# SEVERNBRIDGE

INDUSTRIAL ESTATE

BESPOKE FIT OUT  
AVAILABLE



**INDUSTRIAL  
WAREHOUSE  
UNIT**

# TO LET

**SEMI-DETACHED  
LIGHT INDUSTRIAL / DISTRIBUTION UNIT**

**14,875 sq ft (1,382 sq m)**

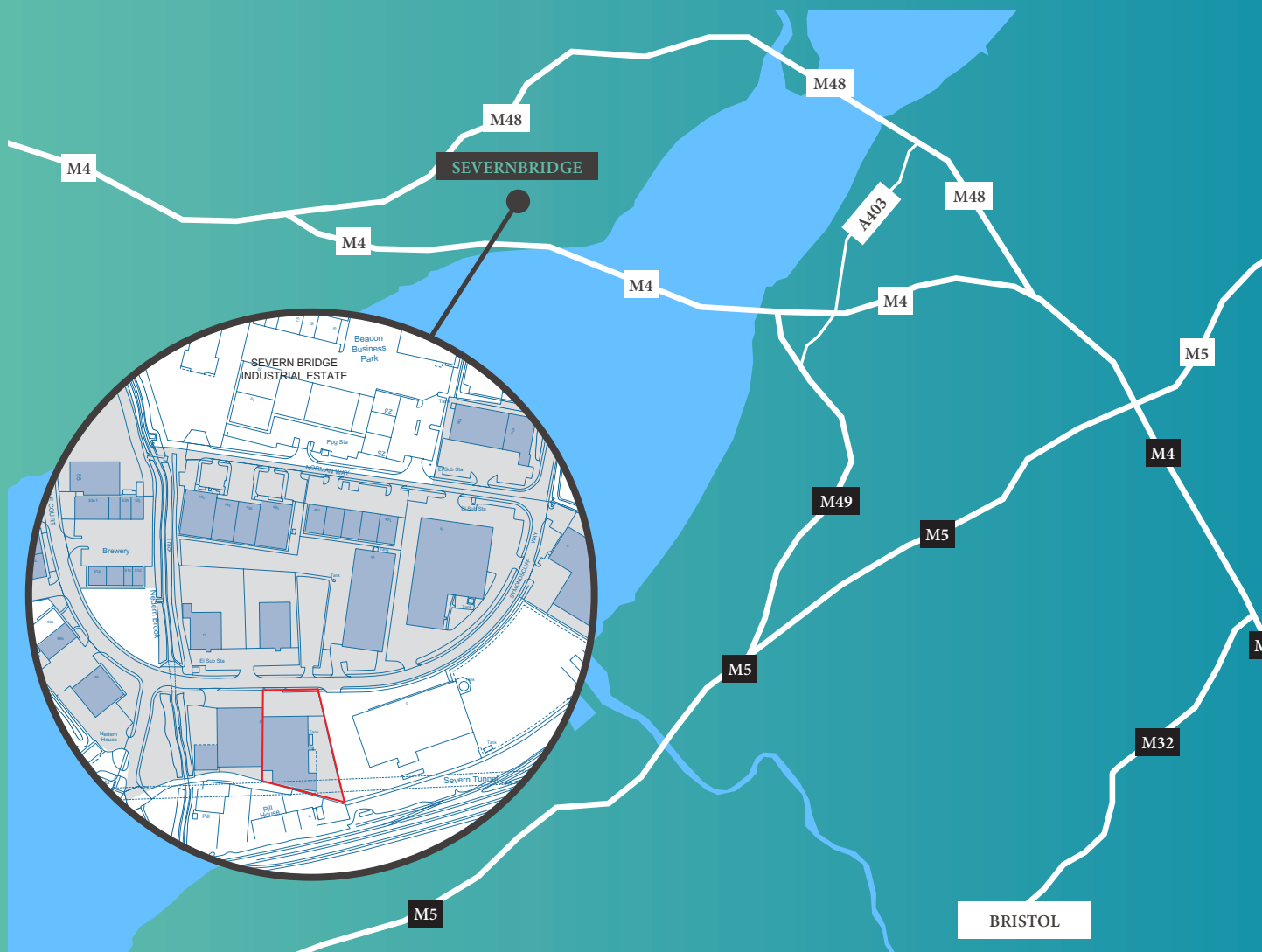
Unit 12A, Severnbridge Industrial Estate, Caldicot,  
Monmouthshire, South Wales, NP26 5PW

TO BOOK A VIEWING PLEASE CONTACT



**FI** REAL ESTATE  
MANAGEMENT

**0845 500 6161**  
**WWW.FI-REM.COM**  
**ENQUIRIES@FI-REM.COM**



## LOCATION

Caldicot is located in Monmouthshire approximately 5 miles from Chepstow and 13 miles from Newport. The property is located on Symondsciffe Way with nearby occupiers including Hicks Logistics, Xylem, Keltruck and Lockwood Group.

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

**Unit 12A is of steel portal frame construction with brick and profile metal sheet cladding under a pitched roof.** A bespoke fit-out/refurbishment is available including office/ ancillary accommodation along with kitchen and WC facilities. The warehouse is currently in shell condition benefitting from 3 phase power, concrete flooring, and a maximum eaves height of 6.8 metres.

The unit benefits from an internal cold store area. Externally there is substantial parking and loading to the front and side of the property.

- Semi-Detached unit of steel portal frame construction
- Minimum eaves height of 5.1m
- 2 loading doors
- 3 phase electric
- Cold store area
- Parking and loading to front and side of the property
- Secure yard areas to either side of unit
- Gross internal area 14,875 sq ft (1,381 sq m)
- Bespoke office fit-out / refurbishment available





Image for illustrative purposes only



Severnbridge Industrial Estate

## TENURE AND TERMS

Unit 12A is available on a full repairing and insuring lease for a term to be agreed.

## RENT

Available on application.

## ESTATE SERVICE CHARGE

Available on request.

## RATEABLE VALUE

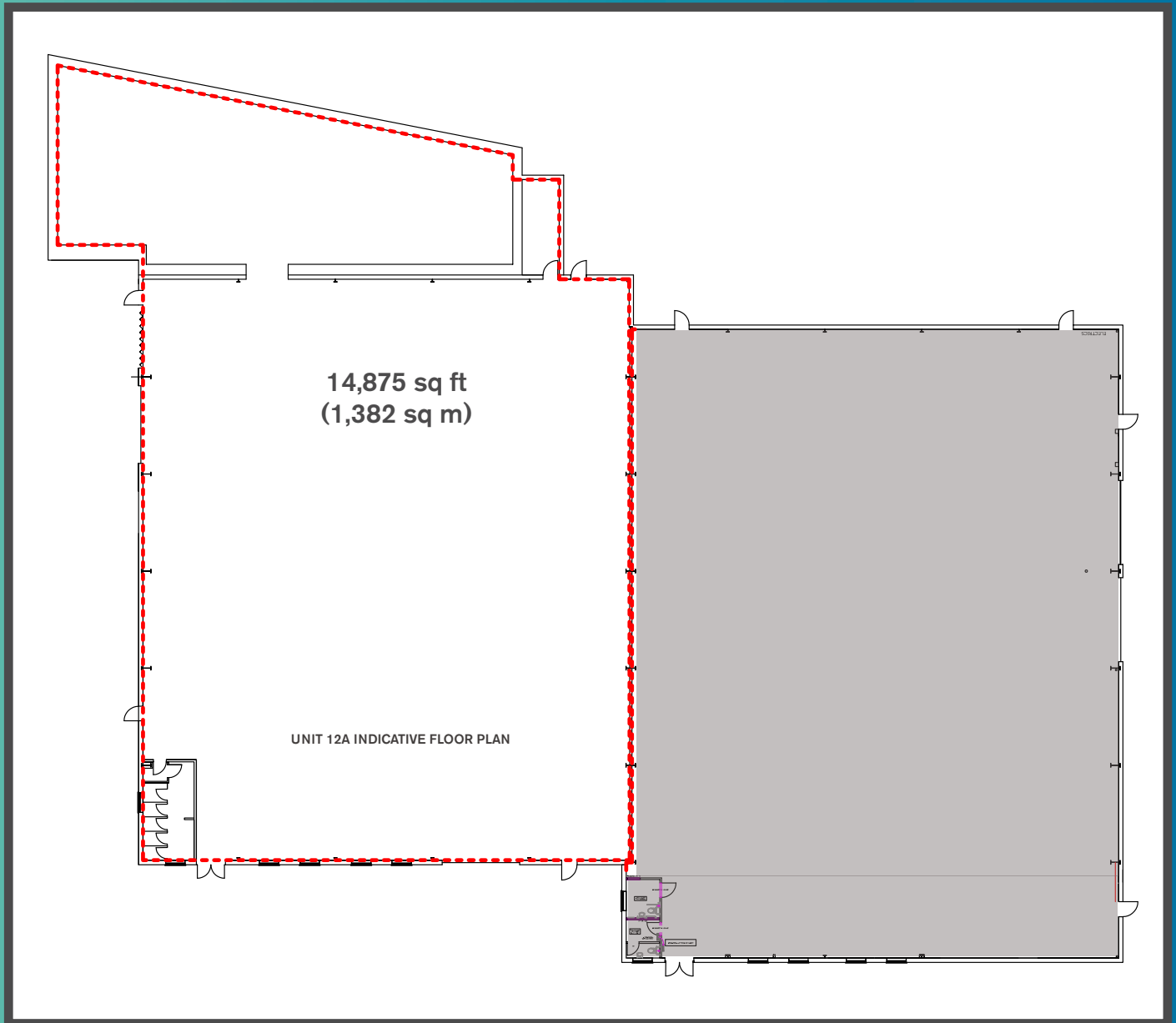
All enquiries relating to Business Rates should be directed to Monmouthshire Council on 01633 644 644.

## LEGAL COSTS

Each party will be responsible for their own legal costs.



# FLOOR PLAN



## FURTHER INFORMATION / CONTACT

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



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