

# SEVERNBRIDGE

INDUSTRIAL ESTATE



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# TO LET | 8,596 sq ft

## RARE OPPORTUNITY

### DETACHED TRADE / INDUSTRIAL UNIT WITH SELF-CONTAINED CONCRETE YARD

Unit 55 Severnbridge Industrial Estate, Caldicot,  
Monmouthshire, South Wales, NP26 5PW

TO BOOK A VIEWING PLEASE CONTACT

**FI** PROPERTY  
GROUP™

**0161 500 6161**  
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## ACCOMMODATION

Unit 55 at Severn Bridge Industrial Estate, Cwmbran is a 8,596 sq ft offering a high-quality industrial opportunity set within a secure and well-configured site of approximately 0.75 acres. The property benefits from an enclosed, concreted yard and 10 allocated parking spaces in addition to the yard area, providing excellent circulation and external storage capability for a minimum 25 tractor and trailer units. The unit has an apex height of approximately 6.2 metres, with eaves and roller shutter door suitable for vehicles to be accommodated within the unit.

Internally, the property comprises a welcoming ground floor reception area with ample ground and first floor offices. WC and shower facilities are available on the ground floor together with additional WC and ancillary space on the first floor.

The warehousing area is mainly open plan with tool room and stores. There is secondary detached open plan storage facility accessible from both the main unit and enclosed yard.



Roller shutter door



Apex height c6.2 meters



Site area 0.75 acres



10 allocated parking spaces



Enclosed concreted yard



Long-term leases and incentives available

# 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, Xylem, and Lockwood Group.

Severnbridge Industrial Estate is in close proximity to both the M4 Motorway and the M4/M5 Interchange.



## ROAD

12 miles to J23 M4  
6 miles to J2 M48



## AIR

40 miles to Cardiff Airport  
30 miles to Bristol Airport



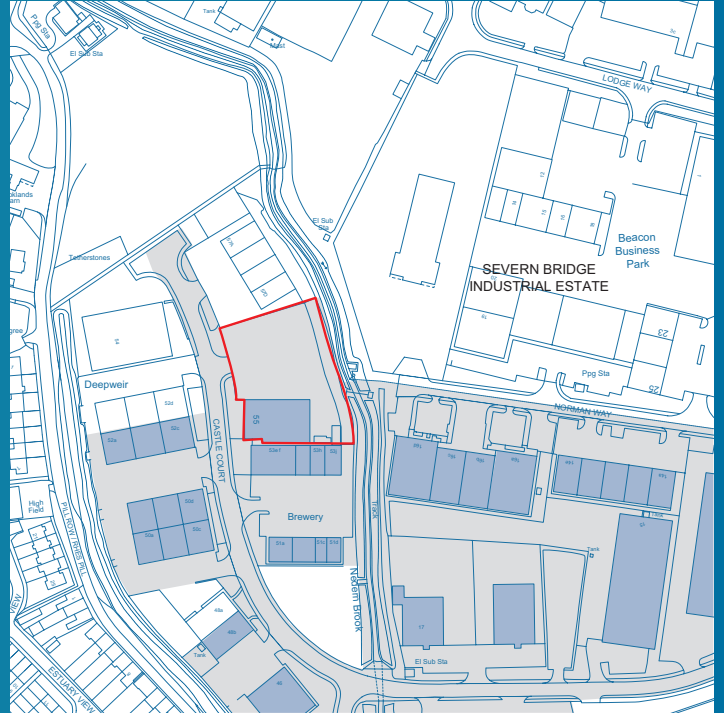
## RAIL

5.6 miles to Chepstow  
15 miles to Newport Railway Station



## SEA

15 miles to Port of Newport  
28 miles to Port of Cardiff





## TENURE AND TERMS

The premises is available on a full repairing and insuring lease for a term to be agreed. Long-term leases are sought and attractive incentives may be available subject to the length of lease agreed, making this an ideal option for occupiers seeking a durable, long-term base in a well-established industrial location.

## 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.

## EPC

EPC Rating D

## FURTHER INFORMATION / CONTACT

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

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