

SEVERNBRIDGE

INDUSTRIAL ESTATE

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AVAILABLE
JUNE 2026



TO LET | 756 sq ft

INDUSTRIAL STORAGE UNIT

Unit 51C Severnbridge Industrial Estate, Caldicot,
Monmouthshire, South Wales, NP26 5PW

TO BOOK A VIEWING PLEASE CONTACT

FI PROPERTY
GROUPTM








0161 500 6161
enquiries@fi-rem.com
www.figroup.co.uk



ACCOMMODATION

Unit 51c comprises a mid-terrace industrial unit constructed with a steel portal frame, featuring brick and profile metal sheet clad elevations beneath a pitched roof. The property offers a practical combination of warehouse, office, and WC facilities, making it well-suited for a range of business operations. The warehouse benefits from LED lighting and a minimum eaves height of 4.4m and is accessed via a roller shutter door measuring 3m wide by 4.17m high.


The office space is fitted with carpeting and wall-mounted power and data sockets, creating a comfortable and functional workspace. Externally, the unit provides convenient parking and loading areas directly to the front, ensuring ease of access for both staff and deliveries.


-  Warehouse, office and wc
-  Electric roller door access
-  Eaves height 4.4 meters
-  Dedicated parking spaces
-  Loading to the front
-  3 phase electric
-  Flexible terms available

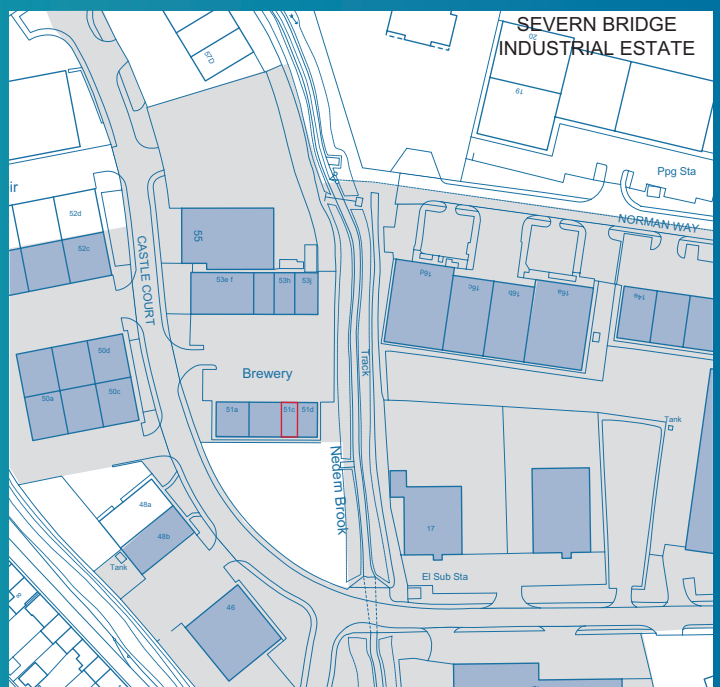
LOCATION

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 Xylem, Eden Farm Hulley's 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



TERMS

The premises is available on a full repairing and insuring lease for a term to be agreed. Long-term leases are preferred 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

£11,000 per year plus VAT.

SERVICE CHARGE

Estimated at £385 per year plus VAT.

BUILDING INSURANCE

Estimated at £340 plus VAT per year.

Further information available upon request.

RATEABLE VALUE

The Ratable Value is £6,300 from 1st April 2026. Further enquiries regarding the amount payable should be directed to Monmouthshire Council on 01633 644 644.

Small business rates relief may be available.

Estimated Rates payable - £110 per year.

EPC

Available on request.

VAT

All prices quoted are exclusive of, and will be subject to, VAT at the prevailing rate.

FURTHER INFORMATION / CONTACT

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



FI PROPERTY GROUP™
0161 500 6161
enquiries@fi-rem.com
www.figroup.co.uk



Knight Frank
029 2049 2492
KnightFrank.co.uk



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