

Units C1 & C2 Bulwark Industrial Estate

CHEPSTOW, NP16 5QZ

Adjoining Industrial Units For Sale with Vacant Possession
On Behalf of the joint administrators of WCM Investments Ltd



LOCATION

The property is located on Bulwark Industrial Estate, Chepstow, which is accessed just off the A48 and Junction 2 of the M48 motorway. Junction 2 is approximately 1.5 miles away. Chepstow Railway Station is also 1.3 miles away. Neighbouring occupiers include Travis Perkins, Howdens, Bosch Car Service and many others.

Floor Area	Sq Ft	Sq M
Unit C1	6,190	575.10
Unit C2	5,878	546.09
Total	12,068	1,121.19

DESCRIPTION

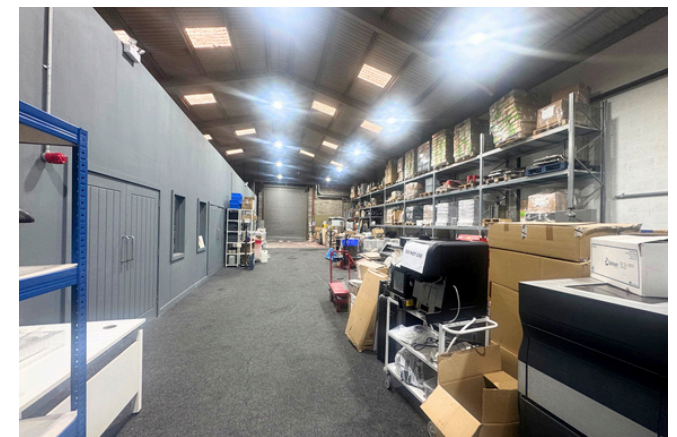
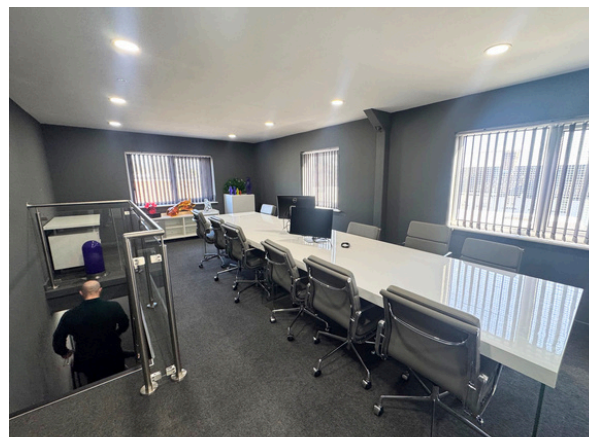
The property comprises two adjoining end of terrace industrial units of 1970s construction. Each unit has its own roller shutter loading door at the rear and pedestrian glazed entrances at the front. There is car parking to the front and yard/loading area to the rear. Internal heights are approximately 5.5m - 7m.

Unit C1 includes two-storey, carpeted office accommodation along with an employee canteen and WC facilities.

Unit C2 has painted concrete floors and a small office area at the front of the unit.

TERMS

The property is offered for sale Freehold with Vacant Possession



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PRICE

Offers in excess of £750,000.

BUSINESS RATES

The properties have a combined rateable value of £33,250 which is valid from the 1st April 2026. The rates payable are approximately £14,364 based on 2026/2027 UBR rates.

EPC

Unit C2 has a current EPC rating of C62 which is valid until July 2029. An EPC has been instructed on Unit C1 and is to be provided in due course.

PLANNING

Interested parties are to rely on their own investigation with regards to the existing and historic planning consents.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Please contact sole agents Savills to arrange a viewing

CONTACT

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