



**FOR SALE**

Unit 6 Beaufort Park,  
Chepstow, **NP16 5UH**

## High-quality modern business unit for sale in a prime Chepstow location, offering excellent connectivity.

- Established business park location
- Strategic location serving Wales and South-west England
- Modern business unit with high quality office and storage / R&D accommodation
- Excellent road access and profile to M48
- Rare opportunity to purchase in this location



### Size

12,275 sq ft (1,140.38 sq m)

### Price

Price on application

# Location

Chepstow sits on the border of England and Wales, and the property is located approximately 1.5 miles from Chepstow town centre, just off Junction 2 of the M48 motorway. This strategic position offers excellent access to the wider motorway network, connecting efficiently with South Wales, the Midlands and the South West of England. Cardiff lies around 30 miles to the west, Newport approximately 17 miles, and Bristol about 17 miles to the south-east.

The property is ideally placed to draw staff from both South Wales and the Bristol area. The surrounding locality comprises a mix of office, medical and retail uses, alongside residential neighbourhoods, providing a well-established and accessible setting.

## Connectivity

### Road

M48	0.3 miles
M4/M5	8.5 miles
Interchange	



### Train Stations

Chepstow Train Station	2.7 miles
Bristol Temple Meads	16.5 miles
Newport Train Station	17.3 miles



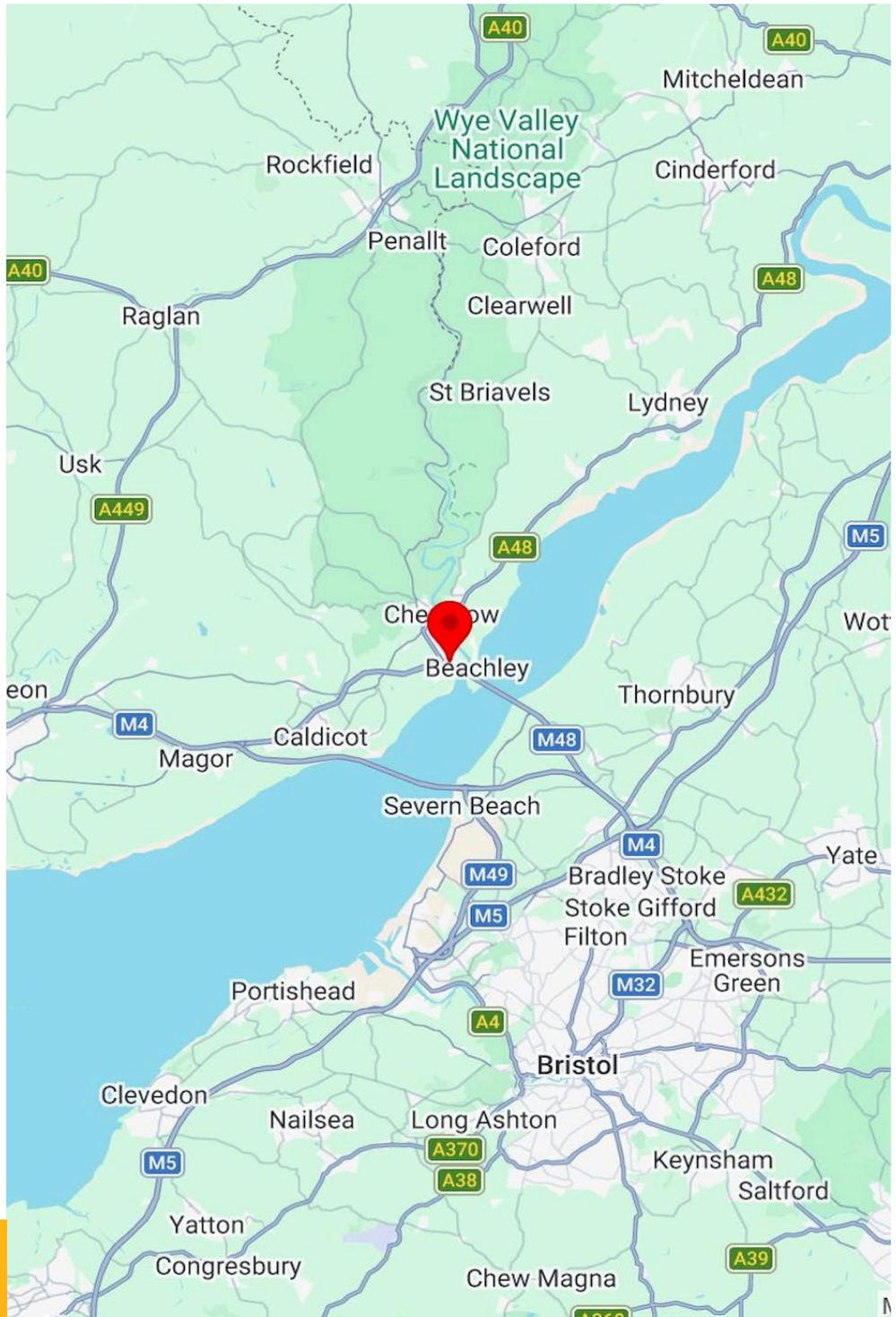
### Airports

Bristol Airport	24.3 miles
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### Water

Port of Newport	17.2 miles
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## Description

The property comprises a detached, modern building offering high-quality office accommodation across two floors. The offices feature suspended ceilings with recessed LED lighting, comfort cooling, perimeter trunking, and excellent levels of natural light. Floor-to-ceiling height is approximately 2.7m.

The layout includes a variety of boardrooms, meeting rooms, managers' offices, breakout spaces, and a well-appointed kitchen. Many of these areas benefit from full-height glazed partitions and doors, creating an open and spacious feel. The reception area provides an impressive full-height atrium and incorporates a climbing wall.

The building also includes a dedicated storage section with access via a roller shutter door measuring 4.41m high by 4.36m wide. Externally, the property offers 15 parking spaces, including 4 EV charging bays, with additional on-street parking available.

- Full height reception area
- Generous car parking
- LED lighting
- Comfort cooling
- Suspended ceilings
- Perimeter trunking
- EV charging

## Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Ground Floor	6,232	579
First Floor	6,043	561
<b>TOTAL</b>	<b>12,275</b>	<b>1,140</b>

## Specification



EPC: C (66)



Air conditioning



Kitchen



Loading Doors  
(Surface level): 1



Recently refurbished



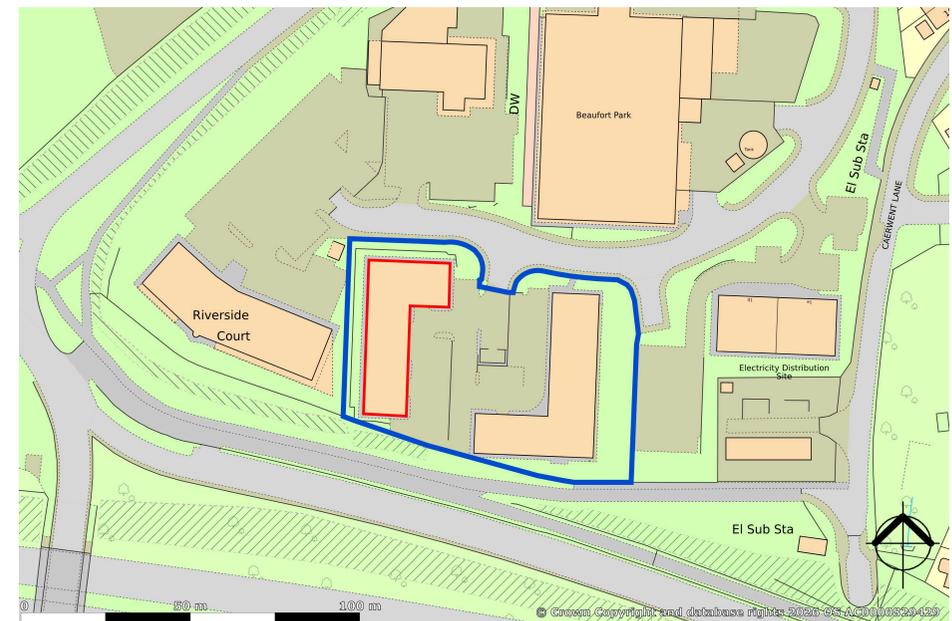
Lighting Type: LED



Car Parking



EV Charging Points



Unit 6 Beaufort Park,  
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## Viewings

By appointment only

## Terms

Freehold

## Price

VAT payable in addition.

## Service charge

n/a

## Insurance

n/a

## Legal Costs

Each party to bear their own costs

## EPC

C (66)

## VAT

Applicable

## Contact

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All terms quoted exclusive of VAT unless otherwise stated.

### Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.