



TO LET

Unit 11 & Yard, Beacon Business Park,
Caldicot, **NP26 5PX**

Detached Industrial Unit with Secure Yard (0.05 acres)

- Available Q4 2026
- Dedicated secure yard (0.05 acres)
- Detached modern industrial unit
- Minimum eaves height 6.0 metres, Maximum eaves height 7.3 metres
- Single electric level roller shutter door (RSD)
- RSD width 3 metres, height 3.59 metres
- Separate pedestrian door
- 3 Phase electric supply
- Forecourt loading / parking



Size

3,747 sq ft (348.11 sq m)

Rent

£38,000 per annum payable quarterly in advance

Location

The estate is located less than a mile away from Caldicot town centre, between Chepstow and Newport . The M4 Motorway is 6 miles West via the B4245 and the M4/M5 Interchange (J20 M4) 12 miles.

Bristol airport is just over 14 miles away. The Estate is in close proximity to Severn Junction Rail Station linking to South Wales, Bristol Parkway and the wider rail network.

Connectivity

Road

M4 J.23	3.5 miles
B4245	0.5 miles



Train Stations

Caldicot	2 miles
Newport	13.5 miles

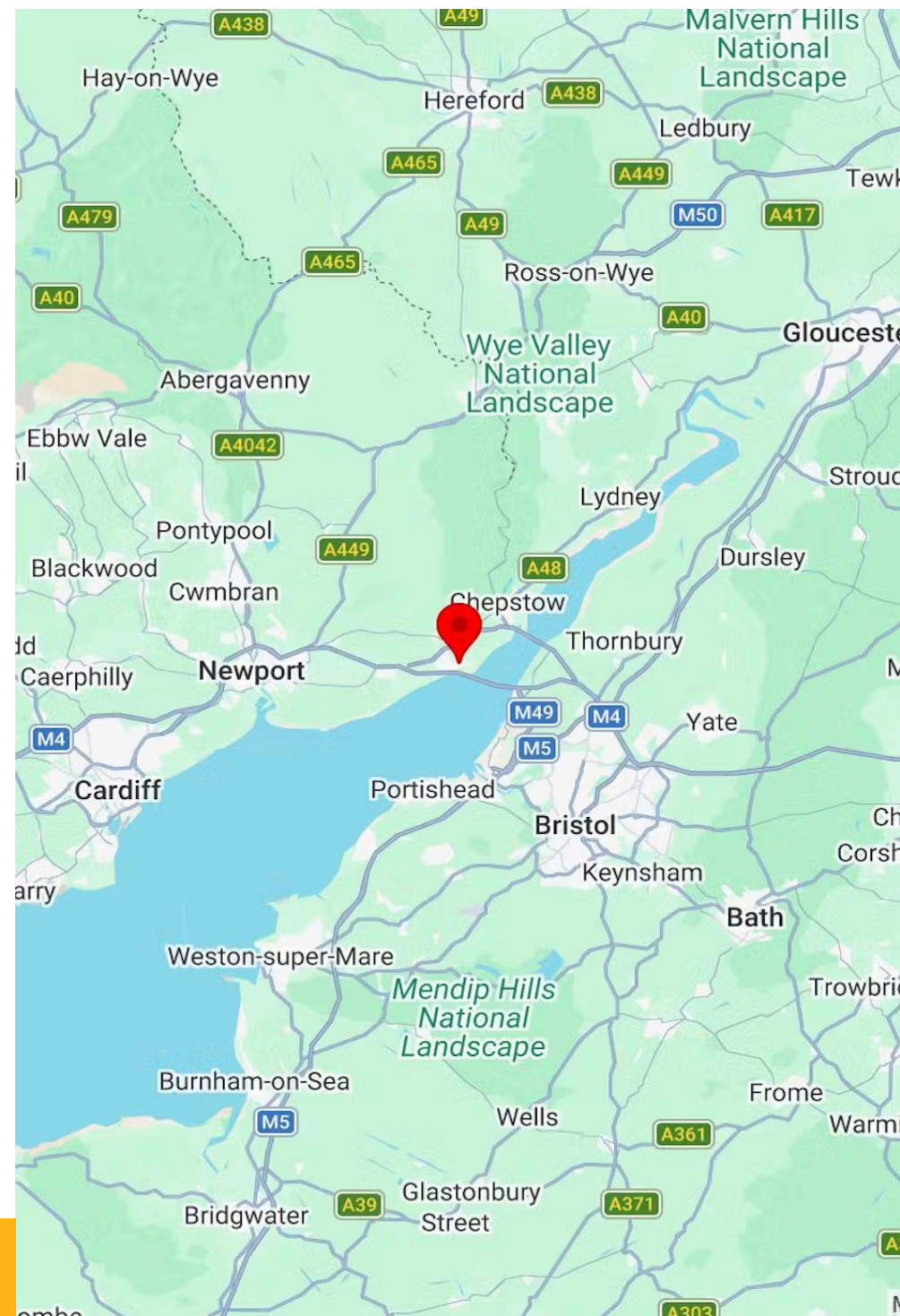


Airports

Bristol Airport 31 miles



Water

Port of Newport 13 miles

Description

Beacon Business Park is a well located trade counter / warehouse / industrial estate with high quality units.

- Min eaves of 6.0m, max eaves of 7.3m
- Single electric shutter door (3m x 3.59m)
- Separate pedestrian door
- 3 phase electricity supply
- Forecourt loading/parking

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
11	3,747	348
TOTAL	3,747	348

Specification



EPC: D (89)



Minimum clear internal height (m): 6



Car Parking



Passenger Lifts



Loading Doors
(Surface level): 1



Maximum clear internal height (m): 7.3



Secure yard



Kitchen





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Caldicot, **NP26 5PX**



Sat Nav. NP26 5PX



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Terms

Unit 11 is available by way of a new full repairing and insuring Lease for a term to be agreed.

Rent

£38,000 per annum payable quarterly in advance

Lease Terms

New Lease

Business rates

Rateable Value: £29,750

Rates Payable: £14,934.50 per annum based on 2026 valuation

Service charge

£2,628 per annum Current budget

Insurance

£750 per annum current premium

Legal Costs

Each party to bear their own costs

EPC

D (89)

VAT

Applicable

Availability

Available Q4 2026

Contact

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These particulars do not constitute any part of an offer or contract.

All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

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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.