



## Unit 7, Severnlink Distribution Centre, Newhouse Farm, Chepstow, NP16 6UN

### Distribution Warehouse To Let

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	4,091 sq ft / 380.07 sq m
<b>Rent</b>	£37,000 per annum
<b>Service Charge</b>	£2,525 per annum Budget for year ending December 2024
<b>Rates Payable</b>	£14,768 per annum Based on 2026 Valuation
<b>Rateable Value</b>	£26,000

#### Key Points

- Adjacent to M48 (Junction 2)
- Strategically located to serve both South Wales & South West England / Midlands
- Minimum eaves height 7 metres, maximum eaves height 8.5 metres
- Dedicated car parking /
- Close proximity to M4/M5 interchange
- Modern warehouse with office content
- 1 No. level loading door (width 4 metres, height 5.3 metres)

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Service Charge	£2,525 per annum Budget for year ending December 2024
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£550 per annum Premium for you ending December 2024
EPC Rating	C (57)

## Description

High quality warehouse / distribution unit - strategically located at Newhouse Farm Industrial Estate, immediately adjacent to Junction 2 of the M48 Motorway - close proximity to M4/M5 interchange.

## Location

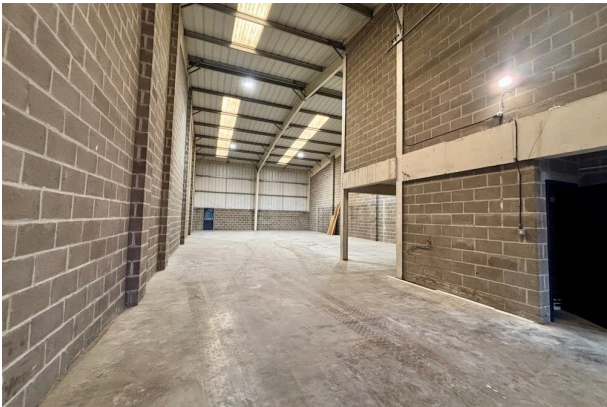
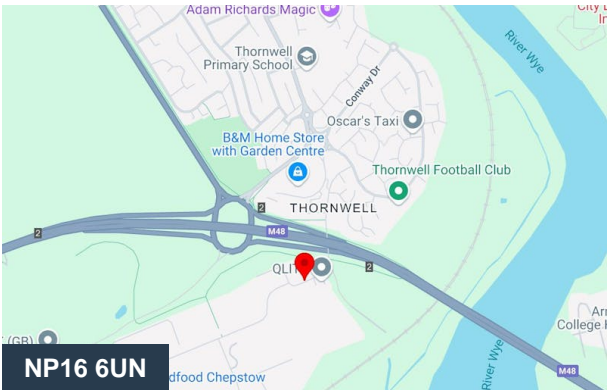
Severnlink Distribution Centre is situated on Newhouse Farm Industrial Estate immediately adjacent to Junction 2 of the M48 Motorway. It provides easy access to the M4/M5 Interchange at Bristol via the original Severn Bridge and to South Wales via the M4 Motorway. Chepstow is located approximately 1.5 km (1 mile) from the estate.

## Specification

- Modern warehouse with office content
- Minimum eaves height 7 metres, maximum eaves height 8.5 metres
- 1 No. level loading door (width 4 metres, height 5.3 metres)
- Dedicated car parking / loading area

## Terms

Unit 7 is available by way of a new full repairing and insuring Lease for a term of years to be agreed.



## Viewing & Further Information



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