

UNITFOUR

SEVERNBRIDGE  
INDUSTRIAL ESTATE



Severnbridge Industrial Estate, Symondscliff Way,  
Caldicot, Monmouthshire, NP26 5PT

Available  
Q4 2020



Indicative Image.

TO LET

**68,425 SQ FT** (6,356 SQ M)

**REFURBISHED DETACHED HIGH BAY INDUSTRIAL/WAREHOUSE UNIT**

STRATEGIC LOCATION CLOSE TO THE M4/M5 MOTORWAYS

## LOCATION

Caldicot is strategically located in Monmouthshire approximately 5 miles from Chepstow and 13 miles from Newport.

The property is located on Symondscliffe Way with nearby occupiers including Hicks Logistics, Evoqua, Keltruck and The Armitt Group.

Severnbridge Industrial Estate has excellent links to the M48 and M4, linking to M4/M5 interchange and the wider motorway network. Severnbridge is also located in close proximity to the Severnbridge and The Prince of Wales Bridge which are both toll free.

Approximate distances and travel times are shown below.

Distance from	Travel time	Distance
Newport	25 mins	15 miles
Cardiff	43 mins	28 miles
Bristol	35 mins	22 miles
M4 / M5	23 mins	15 miles
Birmingham	1 hr 45 mins	102 miles
London	2 hr 32 mins	128 miles



### ROAD

12 miles to J23 M4 and 6 miles to J2 M48 – linking to the wider motorway network.



### SEA

15 miles to the Port of Newport and 28 miles to the Port of Cardiff.



### AIR

40 miles to Cardiff Airport and 30 miles to Bristol Airport



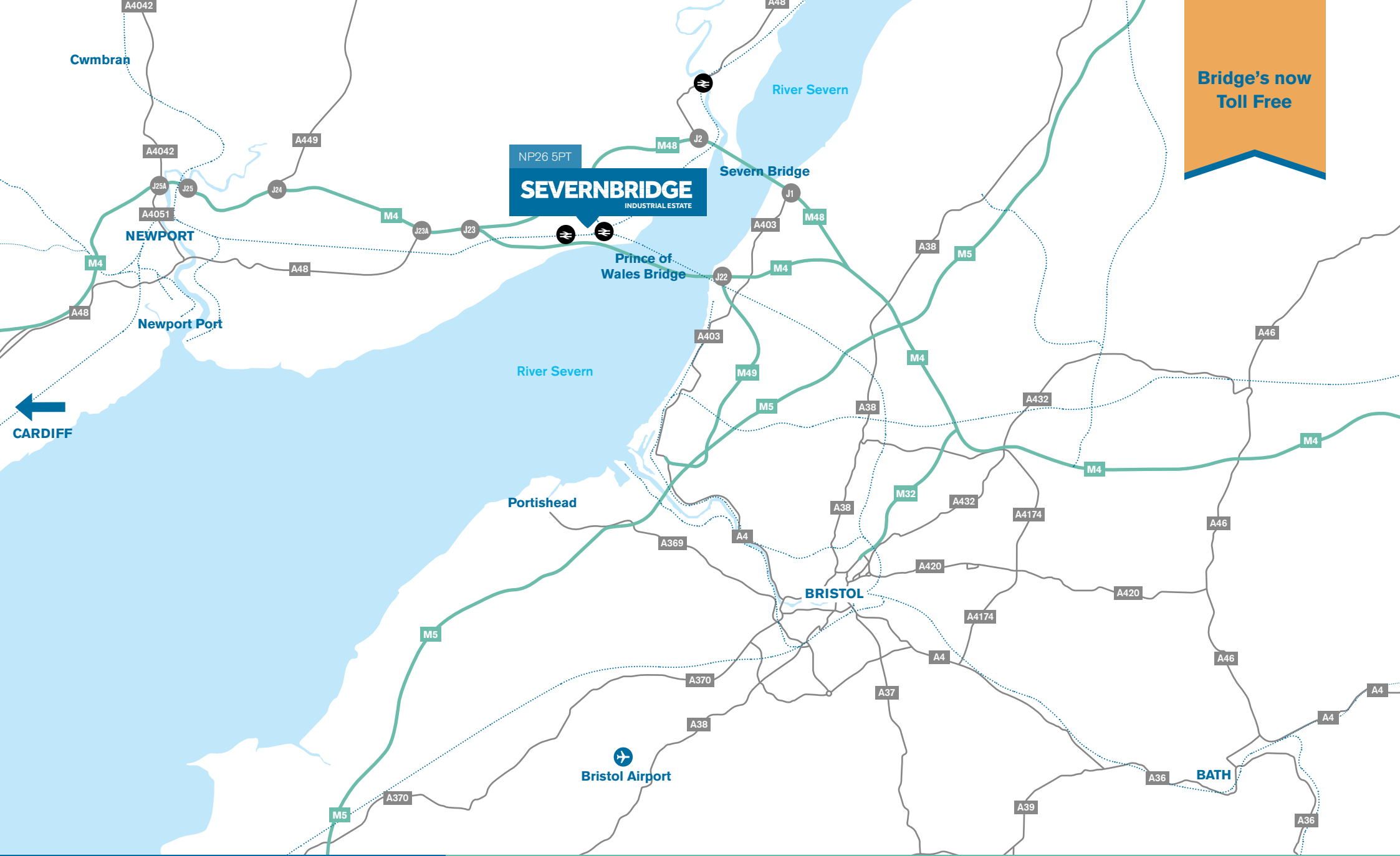
### RAIL

5.6 miles to Chepstow & 15 miles to Newport Railway Station

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Bridge's now  
Toll Free

NP26 5PT  
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INDUSTRIAL ESTATE

CARDIFF







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# ACCOMMODATION

## DESCRIPTION

-  Detached former high bay industrial/warehouse unit comprising 2 No. Bays
-  Minimum eaves height ranging from 8.2m to 10.3m
-  Integral 2 storey open-plan offices
-  Dedicated car parking for the unit
-  Full circulation around the unit for HGV access
-  Significant loading, storage and parking areas for commercial vehicles

## REFURBISHMENT SPECIFICATION

- Over clad of offices including new windows
- Full redecoration of external cladding
- New electrics to include motion sensor LED lighting
- Newly painted warehouse floor
- 4 new electrically operated roller doors.
- Integrated workshop/office content 10%
- 3 Phase electricity supply can be upgraded upon request - currently 270 kva
- Bespoke fit-out available



Indicative Image.



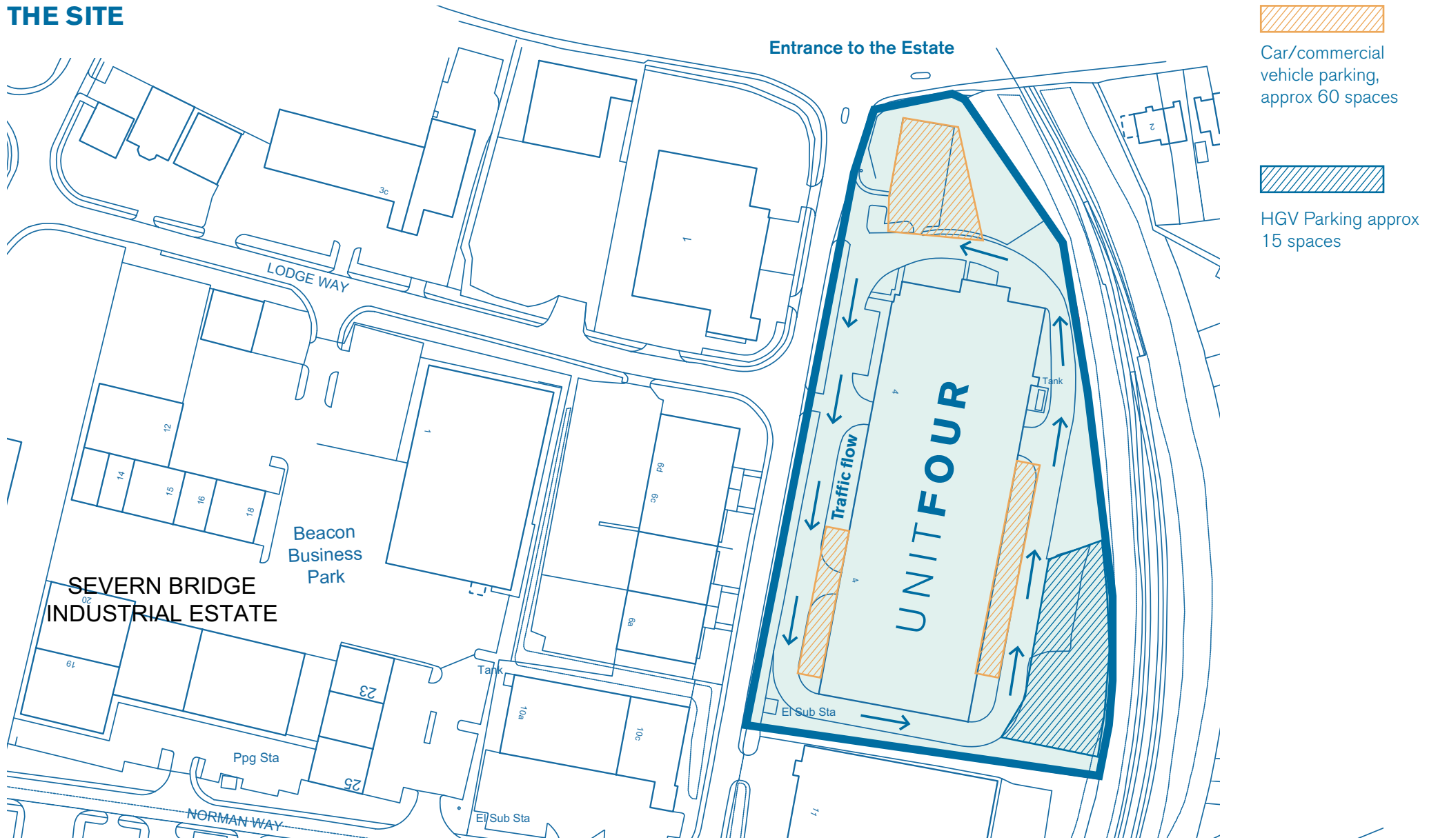
	<b>SQ FT</b>	<b>SQ M</b>
<b>Warehouse</b>	61,088	5,675.21
<b>Office/ Workshop</b>	7,337	681.62
<b>Total</b>	68,425	6,356.89

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# THE SITE

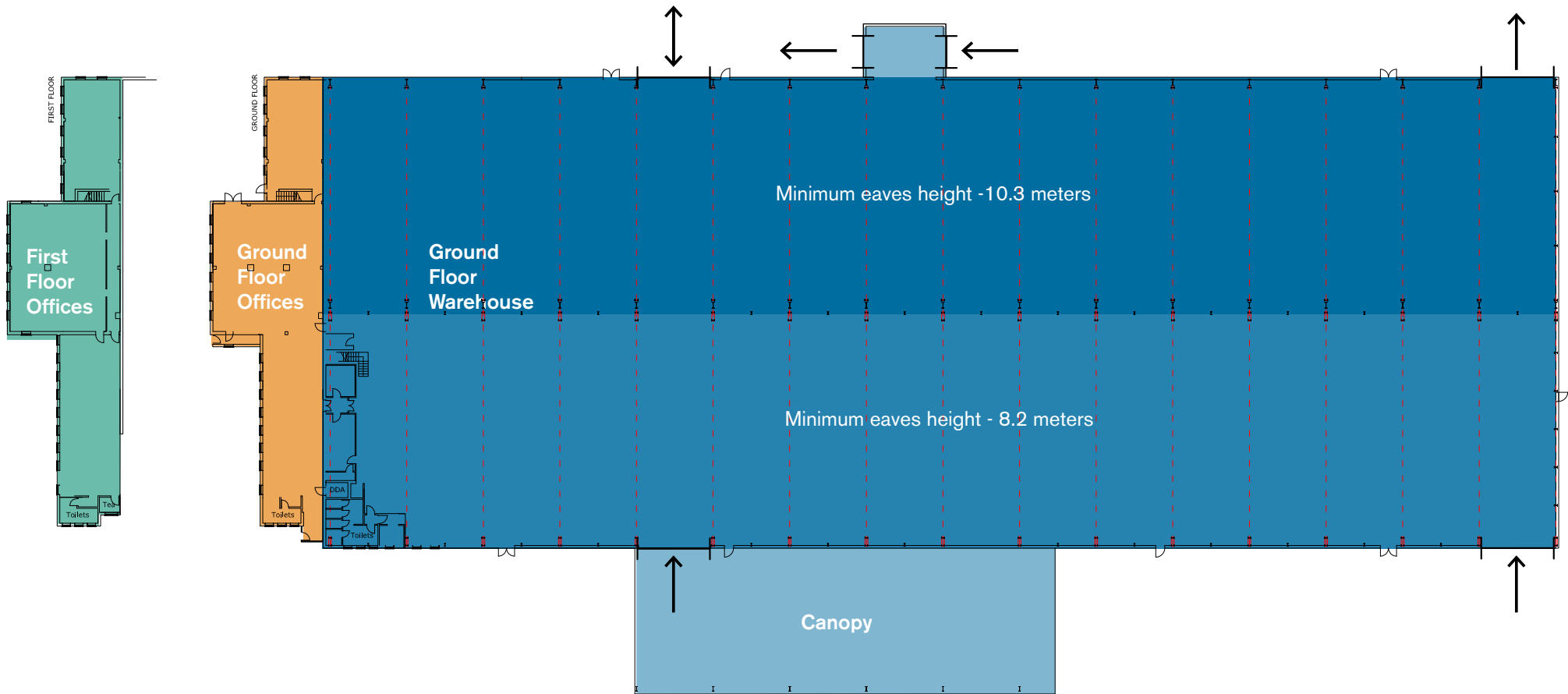


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# LAYOUT PLAN



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# UNIT FOUR

## SEVERNBRIDGE INDUSTRIAL ESTATE

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### TERMS

Unit 4 is available by way of a new full repairing and insuring lease for a term to be agreed. Rent on application.

### PLANNING

Planning consent is for warehouse, light industrial, industrial B1(c) / B2 / B8.

### ESTATE SERVICE CHARGE

Units on the estate contribute to the overall estate management including security, landscaping, signage etc. The current annual budget contribution for unit 4 is £8,226.66. (Exclusive)

### RATEABLE VALUE

Rateable Value £160,000 (2017 List) Multiplier 0.535 (2020/21) Rates payable £85,600 per annum

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### EPC

Rating - D. Updated EPC to be provided upon completed refurbishment.



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68,425 SQ FT - Warehouse Unit



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