



Unit 9, Severnlink Distribution Centre, Newhouse Park, Chepstow, NP16 6UN

Well located warehouse / light industrial unit - adjacent to M48 and in close proximity to the M4 and M5 Motorways.

Summary

Tenure	To Let
Available Size	12,865 sq ft / 1,195.20 sq m
Rent	£110,000 per annum
Service Charge	£8,801.52 per annum annual budget contribution for the year ending 31/12/2026
Rates Payable	£33,885 per annum Based on April 2026 Valuation

Key Points

- Excellent road links
- Close proximity to M4 and M5
- 2 No. level roller shutter doors
- LED lighting

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Summary

Available Size	12,865 sq ft
Rent	£110,000 per annum
Rates Payable	£33,885 per annum Based on April 2026 Valuation
Rateable Value	£67,500
Service Charge	£8,801.52 per annum annual budget contribution for the year ending 31/12/2026
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£2,000 per annum Approximate Premium
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

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

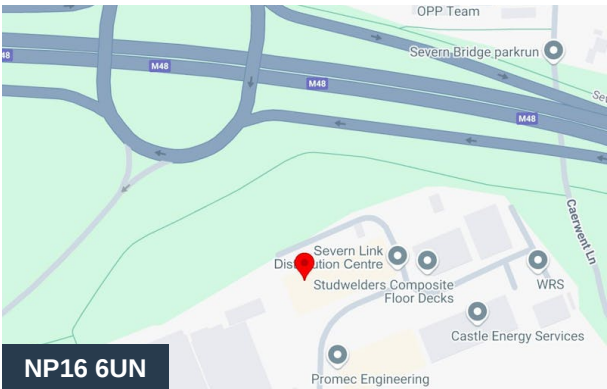
Severnlink Distribution Centre is situated on Newhouse Farm Industrial Estate immediately adjacent to Junction 2 of the M48 Motorway. It provides easy access to the M4/M5 Interchange at Bristol via the original Severn Bridge and to South Wales via the M4 Motorway. Chepstow is located approximately 1.5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

Viewings

Please contact the joint agents for additional information or to arrange a viewing.

Specification

- 24 hour access
- Lighting Type: LED
- Loading Doors (Surface level): 2
- Maximum clear internal height (m): 8
- Minimum clear internal height (m): 6
- Roof: Lined Metal Profile
- Type: Semi-detached



Viewing & Further Information



Henry Best
07738 960012
henry@jenkinsbest.com



Craig Jones
02920 34 00 33 | 07867 393494
craig@jenkinsbest.com



Amelia Nicholas
02920 340 033 | 07703 975 677
amelia@jenkinsbest.com



Tom Rees
02920 340033 | 07557 161491
tom@jenkinsbest.com

Chris Miles (Russell PC)
01179732007 | 07970886740