



Site, Junction 23A M4 Motorway, Magor, NP26 3DG

Open Storage To Let

Summary

Tenure	To Let
Available Size	0.77 Acres / 0.31 Hectares
Rent	£30,000 per annum payable quarterly in advance
Service Charge	N/A
Business Rates	To be assessed
EPC Rating	EPC exempt - No building present

Key Points

- Open storage site
- Part surfaced / fenced
- Flexible terms available
- Prominent location near to J23a of the M4
- Services available in area

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Summary

Available Size	0.77 Acres
Rent	£30,000 per annum payable quarterly in advance
Business Rates	To be assessed
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - No building present

Description

Well located site adjacent to 23A of the M4 Motorway. Flexible terms available.

Location

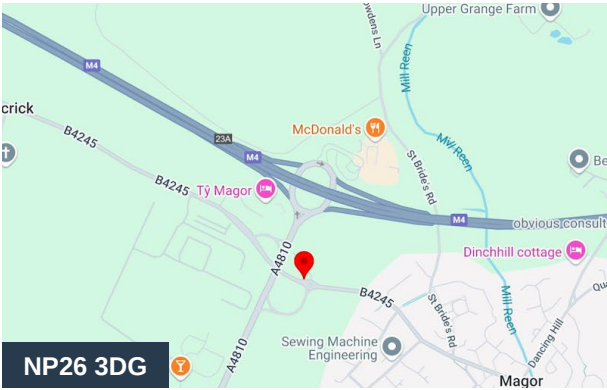
The site is strategically located next to Junction 23A of the M4 Motorway. Travel times by car - M5 (14 miles) 20 minutes - M48 (2 miles) 5 minutes - M49 (8 miles) 12 minutes. The site is positioned off the roundabout linking the B4245 and the A4810. The highly visible site was formerly used as a traffic police base.

Specification

Well located site adjacent to the Junction 23A of the M4 - prominent roadside position.

Terms

A new Lease / Licence is available. Flexible terms considered.



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