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Industrial

3,747 sq ft (348.11 sq m)



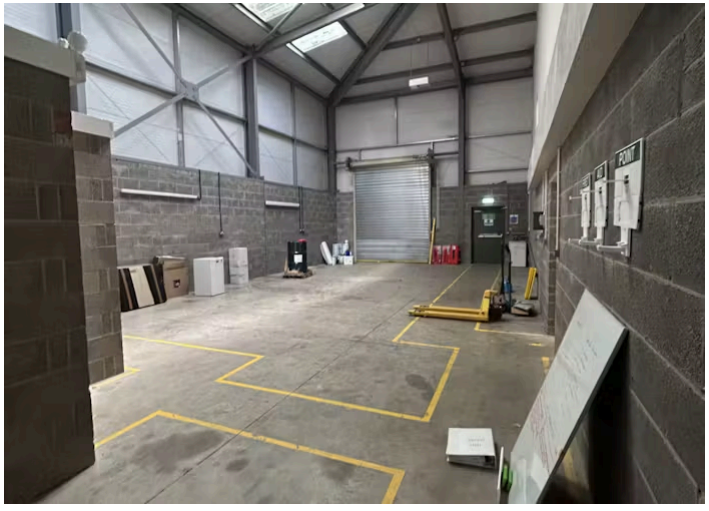
TO LET

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

£35,100 per annum payable quarterly in advance

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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

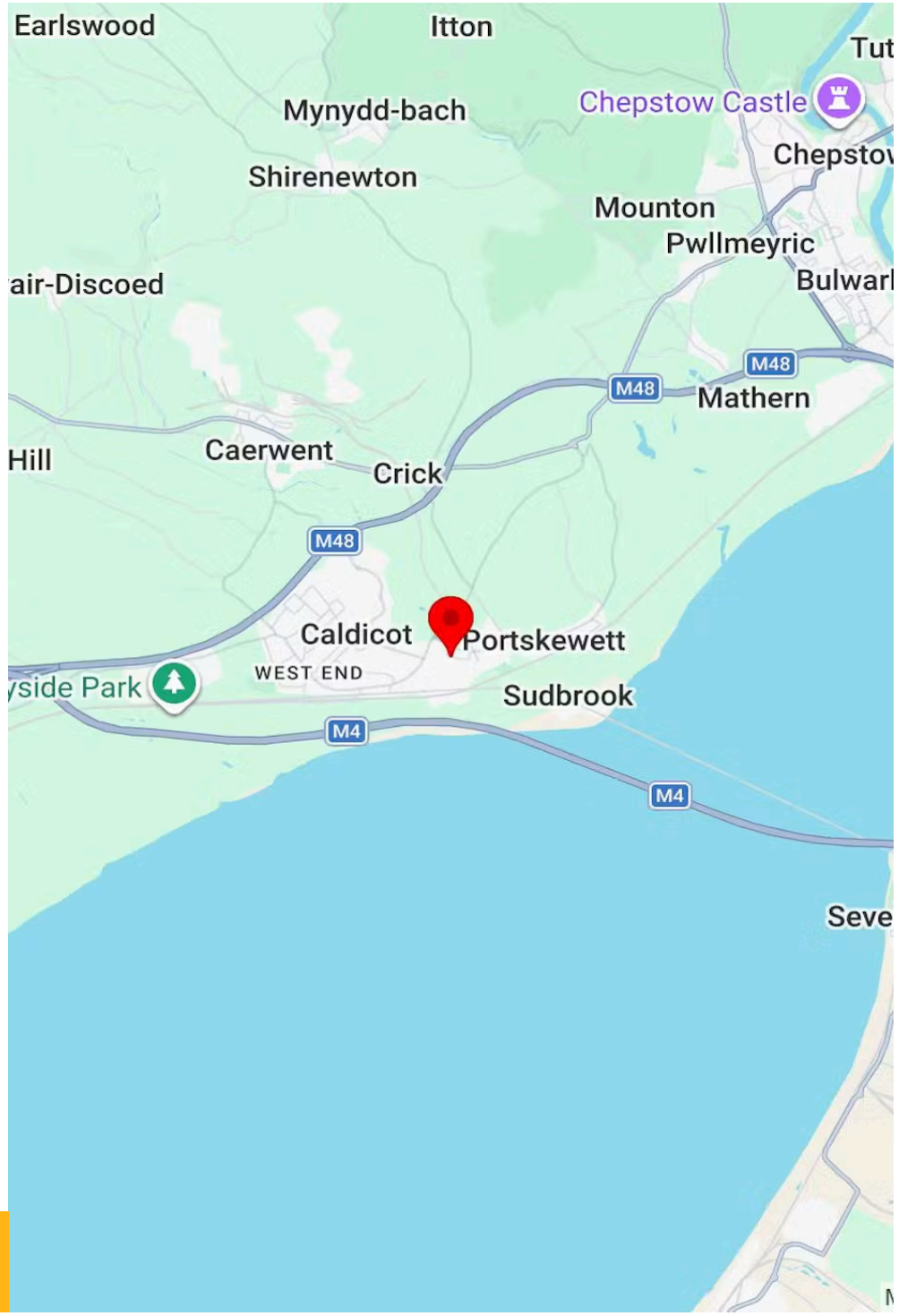
Caldicot	2 miles
Newport	13.5 miles

Airports

Bristol Airport	31 miles

Water

Port of Newport	13 miles



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what3words

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

Specification

EPC: D (89)

Loading Doors (Surface level): 1

Minimum clear internal height (m): 6

Maximum clear internal height (m): 7.3

Car Parking

Secure yard

Passenger Lifts

Kitchen

Accommodation

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



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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

£35,100 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

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Regulated by RICS

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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.

Any intended purchaser/lessor must satisty itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The vendor/lessor does not make or give and neither Jenkins Best nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.

All terms quoted exclusive of VAT unless otherwise stated.

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