



FOR SALE

Terms
Available Upon
Request

The Property:

The premises comprises a self-contained former food manufacturing facility, built over two floors and provides the following approximate Gross Internal Floor Area:

Ground Floor:

112,269 sq ft
(10,430.15 sq m)

First Floor :

13,137 sq ft
(1,220.50 sq m)

TOTAL

125,406 sq ft
(11,650.65) sq m

Former Food Processing Plant, Hardwick Roundabout, Abergavenny, NP7 9YR

Former food manufacturing plant.
Chilled facility. Good transport links.

Highlights:

- **Rare Freehold Opportunity**
- Chilled & Ambient Store Areas
- Strategic Location at Intersection of A40, A465 & A4042
- Alternative Use Potential, Subject to Suitable Permission – Retail/Residential/Roadside
- Ample Expansion Land

The Location

Nearby Neighbors

- Waitrose
- McDonald's
- Aldi
- Abergavenny Garden Centre
- Morrisons
- Screwfix

Connectivity

A40
0.1 miles

A465
0.1 miles

Abergavenny Town Centre
1.9 miles

Junction 24 of M4
22.1 miles

Amenities

- Large Dedicated Car Park
- Fully Fitted Offices
- Chilled & Dry Stores
- Dock Level Loading

Description

The property comprises a detached, purpose-built food manufacturing facility situated on its own, self-contained site that extends to circa 10 acres. The property has been extended over a period of time and comprises brick and clad elevations with varying clad and sheet roofs.

The property is configured by a two-storey office block at the front elevation, with a single storey warehouse to the side and rear. The warehouse areas comprises various chilled and dry stores that also benefit from multiple dock and surface level loading. The two-storey office block features fully fitted offices with a canteen, WCs and changing rooms for staff.

Externally, the property benefits an extensive car park. The unit also benefits from 360-degree circulation due to the one-way system that is currently in place. There is also a security gatehouse at the entrance to the site.

There is an additional circa 20 acres of greenfield land that wraps around to the south of the building and runs to the bank of the river Usk, however, we understand that this land sits within a flood zone and is therefore unlikely to be available for commercial uses.

Tenure

The property is available on a freehold basis in an as seen condition.

Quoting Price

Price On Application.

VAT

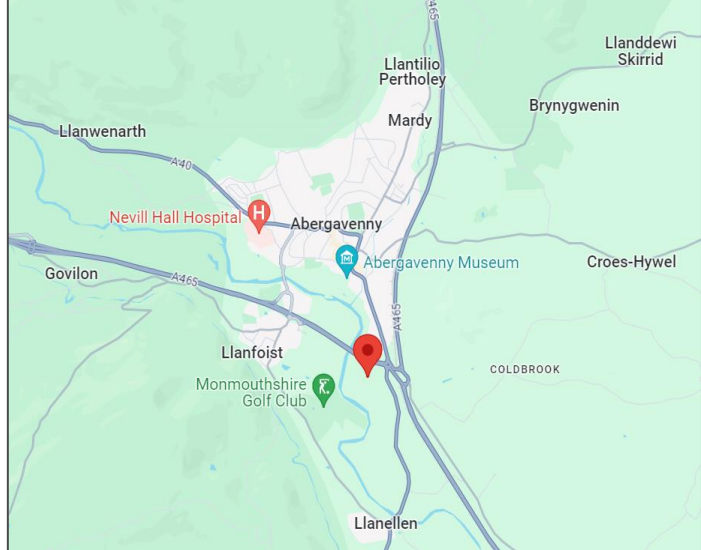
All costs are subject to VAT where applicable.

Legal Costs

Each party to bear their own legal and surveyor costs incurred in the transaction.

Energy Performance Certificate

Available Upon Request



Contacts

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