

**TO LET**  
INDUSTRIAL/WAREHOUSE PREMISES  
63.42 SQ M (683 SQ FT)



UNITS 4 & 5 BULWARK INDUSTRIAL ESTATE  
CHEPSTOW  
MONMOUTHSHIRE NP16 5QZ

**0 1 2 9 1 4 4 0 1 0 0**

# BLADEN

PROPERTY CONSULTANTS



01291440100

BLADEN COMMERCIAL PROPERTY CONSULTANTS  
10 Beaufort Square, Chepstow, Monmouthshire, NP16 5EP

[www.bladenproperty.co.uk](http://www.bladenproperty.co.uk)

## LOCATION

- The property is located in Chepstow, a market town in south Monmouthshire.
- The property is situated close to the Severn Bridge, and the M4/M48 motorway network.

## DESCRIPTION

- The property itself comprises an industrial/warehouse unit on the Bulwark Industrial Estate, Chepstow, one of the main industrial areas of the town and south Monmouthshire.
- The building appears to have been constructed in the 1960s and comprises an interconnecting end of terrace industrial building. The building is of concrete frame construction, set under pitched roofs clad with asbestos sheets with translucent light panels. There is an eaves height of between 3.81m and 5.79m in the main unit.
- Yards/parking to both front and rear of building.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition), comprising the following approximate areas:-

Description	sq m	sq ft
Ground Floor	1354.43 sq m	(14,579 sq ft)
First Floor Offices	134.09 sq m	(1443 sq ft)
<b>Gross Internal Area</b>	<b>1488.52 sq m</b>	<b>(16,023 sq ft)</b>

## TENURE

The property is available by way of a new Full Repairing and Insuring Lease on terms to be agreed.

## RENT/BUSINESS PRICE

£80,000.00 per annum exclusive (£5.00 psf)

We are advised the property is not elected for VAT.

## BUSINESS RATES

We are currently obtaining the business rates assessment for the property.

## COSTS

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

## VAT

All prices are quoted exclusive of VAT whether or not chargeable. We are advised the property is not elected for VAT.

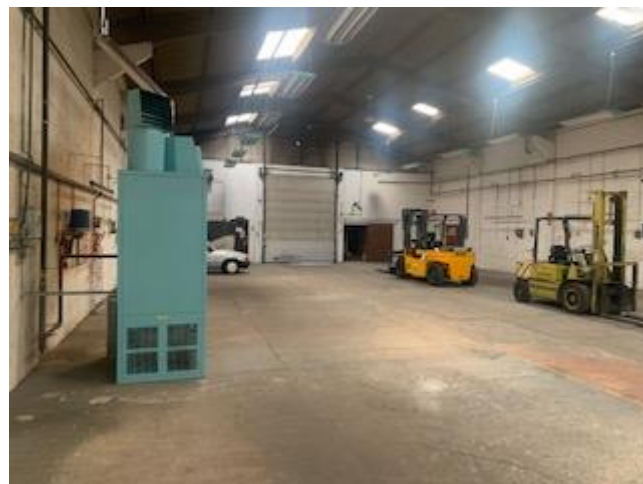
## PLANNING

We have not made any enquiries with Monmouthshire County Council Planning Department with regard to the current planning consent, however, we have assumed for the purposes of this report that the property has planning for Class B1 (Business), B2 (Industrial) and B8 (Warehouse) uses under the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries to ensure their proposed use would be permitted.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned and can be obtained from the agents on request.

## PHOTOGRAPHS



## VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

Julian Bladen  
01291 440100  
[jb@bladenproperty.co.uk](mailto:jb@bladenproperty.co.uk)

**SUBJECT TO CONTRACT**  
**June 2022**