



# OPEN STORAGE LAND TO LET FROM 0.2 - 2.3 ACRES

CALL **0845 500 6161** TO DISCUSS YOUR OPTIONS ↗

**SEVERNBRIDGE**  
INDUSTRIAL ESTATE



**FI** REAL ESTATE  
MANAGEMENT

SEVERNBRIDGE INDUSTRIAL ESTATE, CALDICOT, NP26 5PW

## ACCOMMODATION

Secure your business with prime land at the heart of an established industrial estate. Ideal for a variety of open storage uses such as HGV Parking, Trailer and Car Parking, Plant & Equipment Storage and more.

Potential to explore Design and Build opportunities to create your ideal workspace.

## BENEFITS

- 🔒 Secure fenced-off land
- 🕒 24/7 access
- 🏠 Hardstanding
- 📍 Prime location at Severnbridge Industrial Estate
- 🔧 Potential for Design and Build opportunities
- ⚙️ Provision for power, water and lighting

# LAND TO LET

0.2 - 2.3 ACRES





## LOCATION

Caldicot is a historic town located in Monmouthshire, South Wales. With the removal of the Severnbridge toll, there is excellent connectivity to trade and the wider motorway network with the M46 to the North and M4 to the South. Newport is approximately 13 miles away and Bristol is approximately 22 miles away. All amenities are nearby within the town.

The unit is located on the very well-established Severnbridge Industrial Estate, to the north-west of the town centre. Surrounding occupiers include a mix of local and national companies such as Evoqua, Welding Engineers, Lockwood, Cambrian Carpets and more.



### ROAD

12 miles to J23 M4 and 6 miles to J2 M48 – linking to the wider motorway network.



### SEA

15 miles to the Port of Newport and 28 miles to the Port of Cardiff.



### AIR

40 miles to Cardiff Airport and 30 miles to Bristol Airport.



### RAIL

5.6 miles to Chepstow & 15 miles to Newport Railway Station.



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