

SEVERNBRIDGE

INDUSTRIAL ESTATE



**18,939 SQ FT INDUSTRIAL
WAREHOUSE UNIT
WITH 0.4 ACRE YARD**

TO LET

UNIT 15, SEVERNBRIDGE INDUSTRIAL ESTATE, CALDICOT, NP26 5PW

- Established industrial location
- Located close to the Severn Bridge
- 2 roller shutter doors
- 24 hour access
- 18,939 sq ft (1,760 sq m)
- Self contained unit
- Maximum height 6.3m
- Dedicated yard area

TO BOOK A VIEWING PLEASE CONTACT



FI REAL ESTATE
MANAGEMENT

0845 500 61 61
ENQUIRIES@FI-REM.COM
WWW.FI-REM.COM

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, Pro Steel Engineering, Cambrian Carpets, Lockwood and more.

DESCRIPTION

The property is a detached industrial unit comprised of steel portal frame construction with brick and steel cladding under a pitched roof.

The property benefits from a minimum eaves height of 4.8m and maximum eaves height of 6.3m. The internal warehouse includes kitchen and WC facilities and 2 roller shutter doors.

Externally, there is a large yard to the western elevation of approximately 0.4 acres with main access to the unit via the front of the unit.

SEVERN BRIDGE TOLLS

The tolls have now been abolished on the Severn Bridge crossings.

USE

We understand that the property has consent for B1, B2 & B8 uses. Further enquiries should be directed to Monmouthshire Council on 01633 644 644.

RENT

Available on application.

VAT

All price quoted are exclusive of, and will be subject to, VAT at the prevailing rate.

SERVICE CHARGE

Available on request.

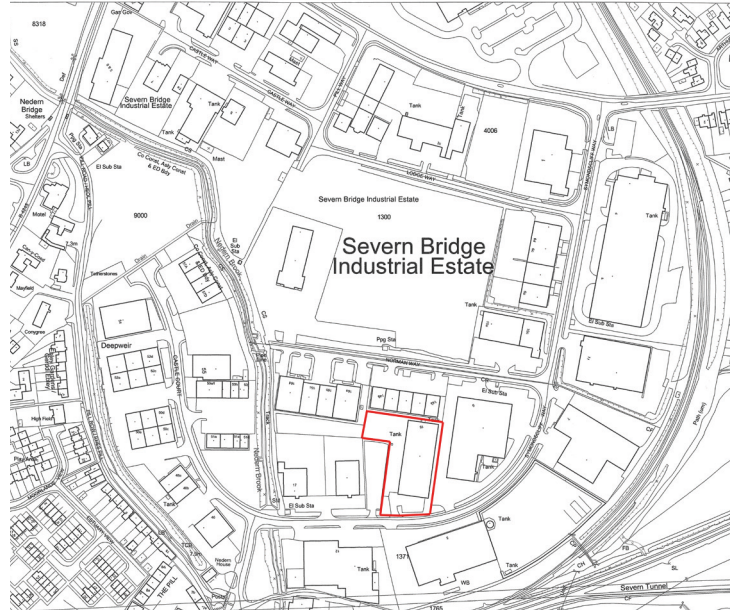
BUSINESS RATES

We advise that prospective tenants check the Rateable Value with the Valuation Office Agency or Monmouthshire Council, on 01633 644 644.

EPC

D - 93.

LOCATION PLAN



VIEWING

Should you require further information or wish to arrange a viewing, please contact:

THOMAS SHAW

tshaw@fi-rem.com

07864 606 971

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