



UNITS 10 AND 11, BULWARK INDUSTRIAL ESTATE, CHEPSTOW NP16 5QZ

Industrial / Trade Unit To Let

Established Industrial Estate

Close to Town Centre

Approximately 5,310 sq ft

Quoting Rent £20,000pa exclusive



LOCATION

Chepstow is an historic town, located on the border of England and Wales. The town has a population of approximately 10,000 and access to the motorway network is excellent, serving Wales, The Midlands and South West England, ensuring Chepstow provides a strategic location for businesses serving each of these areas.

The property is situated on Bulwark Industrial Estate located on the edge of the town centre. The estate is a short drive away from the M48 linking to Newport, Cardiff and Bristol.

The surrounding area provides a mixture of industrial and trade occupiers such as HJ Weir Engineering, Critchcraft, M&G Tool Hire and many more.

DESCRIPTION

The property provides an industrial / warehouse unit, of sheet portal frame construction with brickwork and profile sheet clad elevations, under a mono pitched roof.

The unit provides open plan warehouse accommodation, accessed via 2 roller shutter doors measuring 2.94m in height by 2.4m in width and 3.6m in height by 3.0m in width. The warehouse benefits from a concrete floor, 3 phase power, wall mounted power and data points and a mezzanine which could be used for office space or additional storage.

The unit provides staff facilities including 2 WCs and a kitchenette to the rear of the unit.

Externally the property benefits from a loading area directly in front of the unit with a generous car park within 100m.

ACCOMMODATION

Warehouse	440.62 sq m (4,742 sq ft)
Mezzanine Floor	52.77 sq m (568 sq ft)
Total	493.39 sq m (5,310 sq ft)

PLANNING

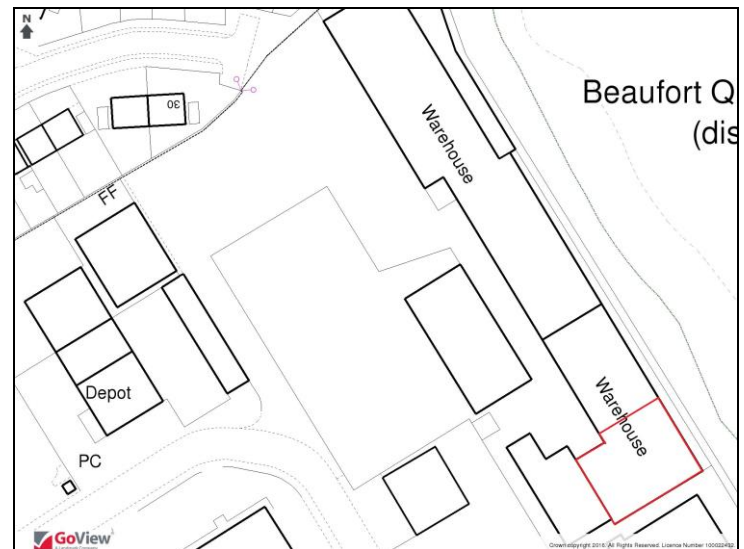
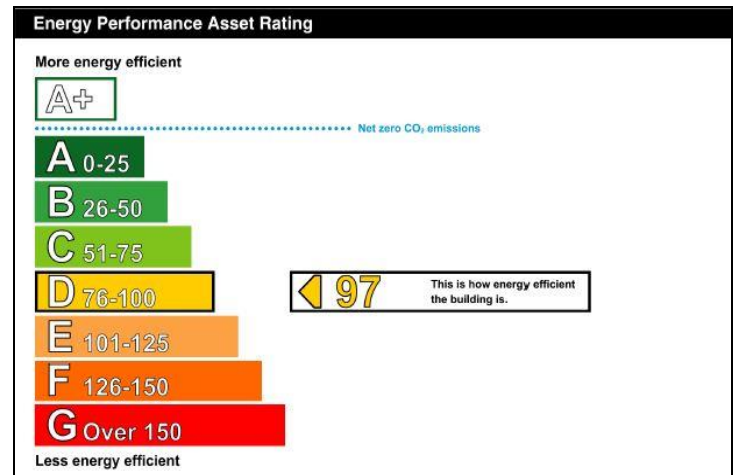
We understand that the property benefits from planning consent for industrial use. However, we recommend that interested parties make their own enquiries to the local authority.

LOCAL AUTHORITY

Monmouthshire County Council:
Tel: 01633 644644

BUSINESS RATES

RATEABLE VALUE:	Unit 10 = £6,400/ Unit 11 = £6,200
RATES PAYABLE (2018/19):	Unit 10 = £3,289/ Unit 11 = £3,187



Plans are provided for identification purposes only and are not to be relied upon for any other purpose.

TENURE

The accommodation is available by way of a new lease, on flexible terms; we are quoting an annual rent of £20,000 exclusive of VAT.

VIEWING

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

DAN SMITH

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dan@m4pc.co.uk

KELLY BINNIE

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kelly@m4pc.co.uk

Alternatively, please contact ETP Property on 01291 440 100



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