



## BUILDERS YARD, CHEPSTOW ROAD, USK, NP15 1EN

Warehouse & Offices to Let

Located on the outskirts of Usk

Secure Yard

Excellent Transport Links, Close to A449

495.73sq m (5,336 sq ft)

Quoting £40,000 per annum, exclusive



## LOCATION

Usk is a historic town located in south-east Wales positioned on the river Usk, approximately 10 miles north-east of Newport. The town provides a range of amenities including shops, restaurants, pubs and hotels. The town services a significant number of outlying villages and is also popular with tourists.

The property is located on Chepstow Road (leading from the A472 to Usk square) and is in close proximity to the Olway Inn. Access to the A449 and subsequent motorway network is within approximately 1 mile.

## DESCRIPTION

The property provides a series of modern industrial units of steel portal frame construction with blockwork walls clad externally with timber. The units benefit from varying minimum eaves height from 2.58m to 3.58m. All units benefit from electric roller shutter doors. Offices are provided adjoining unit 3 providing kitchen and WC facilities also.

A substantial yard of approximately 1 acre surrounds the building providing external storage and parking opportunities. There is 3 phase power coming into the site, although it is currently not connected.

## ACCOMMODATION

Unit 1	64.01 sq m	(689 sq ft)
Unit 2	128.85 sq m	(1,387 sq ft)
Unit 3	126.35 sq m	(1,360 sq ft)
Offices	47.66 sq m	(513 sq ft)
Unit 4 (under construction)	128.86 sq m	(1,387 sq ft)
<b>Total</b>	<b>495.73 sq m</b>	<b>(5,336 sq ft)</b>
Lean-to	36.88 sq m	(397 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 Council:**

Tel: 01633 644 644

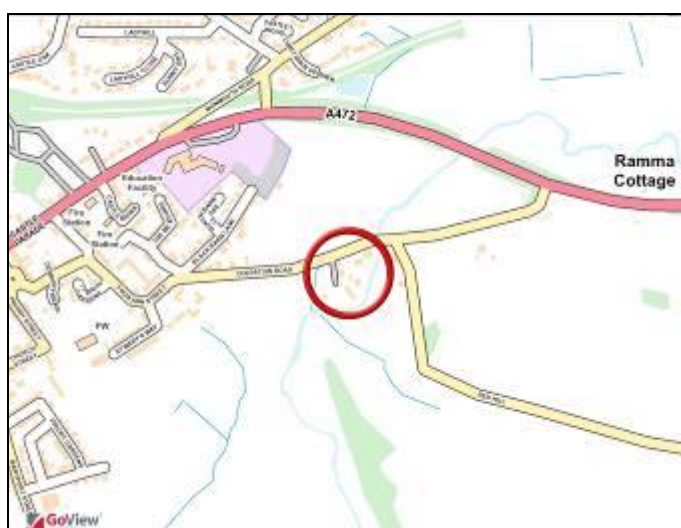
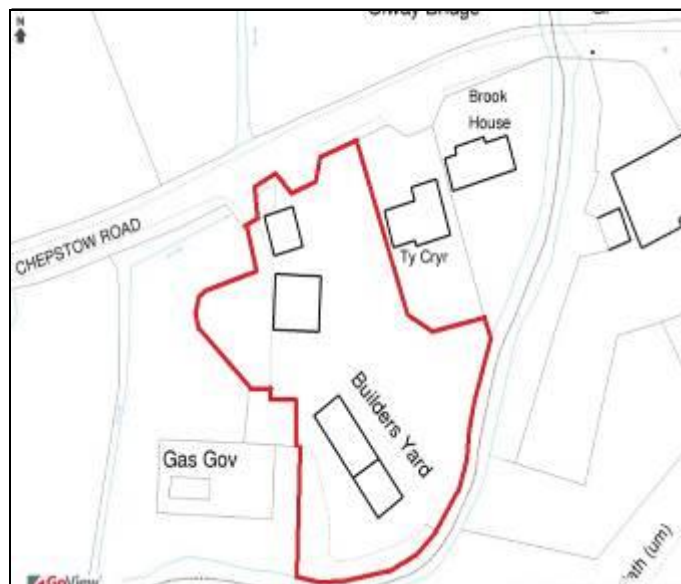
## RATING ASSESSMENT

RATEABLE VALUE: £8,200

RATES PAYABLE: (2018/19): £4,215\*

\*Some occupiers may qualify for 'small business relief' which will provide a discount on this figure. Interested parties should contact the business rates department at Monmouthshire County Council for more information.

The above rateable value does not take into account unit 4 which is currently under construction.



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

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be available shortly.

## TENURE

The property is available to lease on full repairing and insuring lease. We are quoting a rent of £40,000 per annum, exclusive.

## VIEWING

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

**DAN SMITH**  
01633 740 740  
dan@m4pc.co.uk

**KELLY BINNIE**  
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kelly@m4pc.co.uk



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