/INDURENT



Industrial

UNIT 11 | BEACON BUSINESS PARK

Norman Way, Caldicot, NP26 5PY

UNIT 11 | 3,747 SQ FT

Industrial Unit with Office space

Strategically positioned within South Wales' established industrial and logistics corridor, Caldicot offers exceptional connectivity to the M4, M48 and wider UK motorway network, providing occupiers with efficient access to South Wales, the South West and the Midlands. The detached unit extends to 3,747 sq ft and benefits from a secure self contained yard and a prominent position within the estate. The accommodation comprises high quality ground floor amenities together with first-floor office space, making it well suited to a range of industrial, warehouse and trade counter occupiers.
*To be let with Unit 11 yard, combined quoting rent £35,100 + VAT Ex.

Lease Type	New



Unit Summary

- Secure Estate
- Office Accommodation
- Private Yard
- Dedicated Car Parking
- Roller Shutter Door
- Well Maintained Estate

	Per Annum	Per Sq Ft
Rent	£30,900.00	£8.25
Rates	£12,852.00	£3.43
Maintenance Charge	£4,496.40	£1.20
Insurance	£749.40	£0.20
Total Cost	£48,997.80	£13.08

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/UIP0101427

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Location

The estate is well positioned to access South Wales, South West England and the Midlands.

Road
M4: 6 miles

Airport
Bristol airport: 31 miles

Rail
Caldicot: 2 miles Bristol: 21 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (72)

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