

To Let

Part of a high bay, modern specification facility available on Newhouse Farm Industrial Estate

- Prime location with access into South Wales & South West
- Just off the the M48 motorway next to the M48 Severn Bridge Crossing
- Minimum eaves 12m/ Maximum eaves 16m
- Well maintained modern facility with generous external space provision
- Up to 10 floor loading access doors

Space at Aluk

Newhouse Farm Industrial Estate, Mathern, Chepstow, NP16 6UD

40,000 to 70,000 sq ft

3,716.12 to 6,503.21 sq m

Reference: #301791

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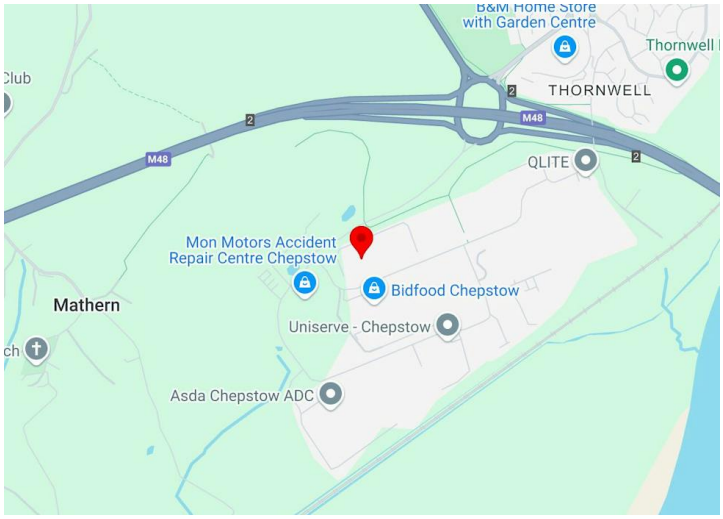



Summary

Available Size	40,000 to 70,000 sq ft / 3,716.12 to 6,503.21 sq m
Rent	Rent on application
Service Charge	Further detail available from the Agents on request.
Estate Charge	N/A
EPC	B (39)

Description

The property is owned and occupied by Aluk and extends to approximately 347,000 sq ft in total on a site of 16.7 acres. The building is of steel portal frame construction with a pitched roof and steel profile clad elevations.

Aluk have identified an area of the warehouse that is surplus to their needs and are looking to grant a lease/ leases to an occupier/ occupiers over space up to approximately 70,000 sq ft and can offer space from 30,000 sq ft.

The available space will be self contained and occupiers will benefit from external area allocation as appropriate also for car and commercial vehicle parking with the facility benefiting from a generous external space provision. The available area benefits from the below specification:

- Min eaves 12m and Max eaves 16m
- 10No floor loading doors (ranging in size - details available upon request)
- LED lighting
- Secure access arrangements via a managed security gate system

Location

The facility is located on Newhouse Farm Industrial Estate which serves as one of the largest logistics hubs in South Wales with approximately 2,000,000 sq ft of existing industrial floorspace. Existing occupiers on the estate include Asda, MonMotors, Nisbets, Micheldever Tyres and Bidfood.

The building is prominently located on the estate - to the right hand side as vehicles enter Newhouse Farm Industrial Estate via the main estate road, just off Junction 2 of the M48 Motorway. The location affords quick access to the A48 Severn Crossing less than 0.5 miles away.

The estates prime strategic location serves as a gateway to South Wales as well as serving the wider South West region.

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