

AVAILABLE
FROM FEBRUARY 2027

TO LET - MODERN INDUSTRIAL UNIT WITH A LARGE DEDICATED YARD AREA



Unit 10, Newhouse Farm Industrial Est, Chepstow, NP16 6UD



Location

Unit 10 forms part of the well-established Newhouse Farm Industrial Estate and is located immediately South of Junction 2 of the M48 Motorway, 1 mile South of Chepstow Town Centre.

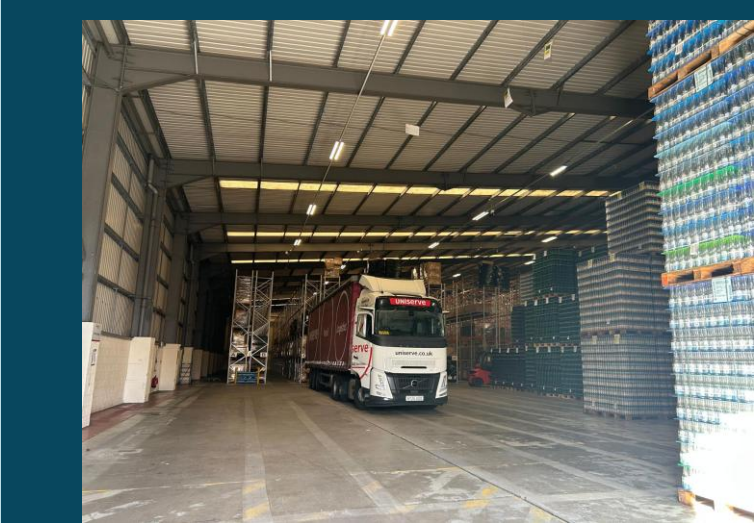
The unit benefits from excellent connectivity via the M48, the M4 Motorway and the M5 Motorway to the East, providing great access to South Wales, the South West and the Midlands.

Newhouse Farm Industrial Estate is one of the primary distribution hubs in South Wales, with modern industrial accommodation servicing the South Wales and South West Markets. Occupier in the immediate vicinity include Asda, Howard Tenens, TXO, Bidfood, Micheldever Tyres, Mon Motors and ALUK.

Access to the M4 Motorway is via the M48, with Junction 23 of the M4 located 6 miles west of the property, servicing Newport, Cardiff and Swansea; Junction 21 of the M4 Motorway sits 5 miles west on the property, servicing Bristol, Swindon and London.

Journey Times

		
Newport	25m	20m
Cardiff	40m	35m
Swansea	1h 15m	1h 25m
Bristol	30m	1h 15m
Birmingham	1h 40m	1h 25m
London	3h	2h



Description

The high-quality detached unit offers a large open plan warehouse/ distribution facility with office accommodation to part of the ground and first floors.

Externally, the unit benefits from a dedicated parking area and concrete yard area, each with separate access points. The unit benefits from 20 No. dock doors and 1 No. level access door. The unit is secure with a perimeter fence encompassing the site.

Accommodation

The property comprises the below areas:

Accommodation	SQM	SQ FT
Warehouse	6,476	69,711
Offices	455	4,898
Total	6,931	74,509

Specification

Warehouse

- ✓ 8m eaves height
- ✓ 11.5m apex height
- ✓ 20x dock level doors
- ✓ 2x level access door
- ✓ 3 phase electric

Office

- ✓ 2 Storey office accommodation
- ✓ Suspended ceilings with recessed lighting
- ✓ Perimeter trunking
- ✓ Air Conditioning
- ✓ Large canteen area
- ✓ WCs and changing room facilities

External

- ✓ 1.10 acre yard
- ✓ Concrete surface
- ✓ 50m yard depth
- ✓ Separate access points to parking and yard
- ✓ 45 dedicated car parking spaces
- ✓ Secure, fenced site





Terms

The property is available on a new full repairing lease with terms to be negotiated.

Rent

Quoting £7.75 per sq ft per annum, exclusive of VAT.

Business Rates

Business Rates information is available on request.

Service Charge

An estate service charge will be levied to cover costs incurred in maintaining the common parts of the estate.

EPC

The property has a current EPC Rating of B46 valid until 7 June 2036.

Services

All mains services including 3 phase electricity are available at the property. Interested parties are advised to make their own enquiries as to their specific requirements.

Legal Costs

Each party to be responsible for their own costs.

Further information

Please contact the sole letting agents.



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