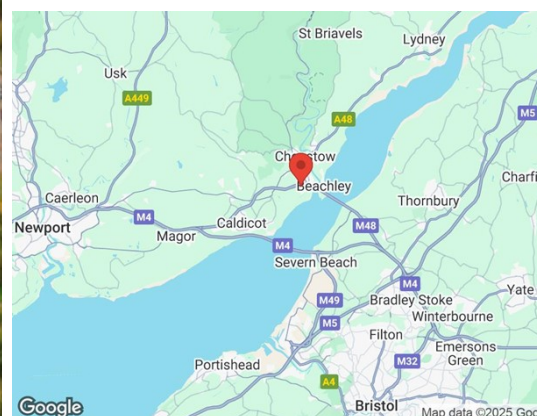




Space at AluK GB Newhouse Farm Industrial Estate, Chepstow, NP16 6UD

TO LET

Area: 50,000 sq ft (4,645 sq m) | **Rent PA:** £325,000

LOCATION

Prime distribution location with access into South Wales & South West. Located immediately adjacent to Junction 2 of the M48, which is approx. 5 miles for the M4/M5 Intersection, offering direct access to the UK's extensive motorway network.

KEY FEATURES

- Adjacent Junction 2 of M48
- Close proximity to M4/M5 Intersection
- Economical rent
- Large secure yard
- 12-13m eaves (Clear height of 14.5m)
- 8 level loading doors
- Ample car and trailer parking provision
- Immediately available



Space at AluK GB Newhouse Farm Industrial Estate, Chepstow, NP16 6UD

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 a modern facility 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 from 20-50,000 sq ft. The space is completely self-contained with 12-13m eaves and 8 level loading doors. There is a large concreted secure yard with ample space for external storage and truck/trailer parking.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse 1	30,000	2,787
Warehouse 2	20,000	1,858
TOTAL	50,000 SQ FT	4,645 SQ M

TENURE:

A New Lease is available direct from the Landlord.

PLANNING:

All applicants to make their own enquiries with the Local Planning Authority.

RENT PA: £325,000

VAT:

All figures are exclusive of VAT if applicable.

SERVICE CHARGE: POA.

RATEABLE VALUE:

The Business Rates are to be reassessed. Please contact the agents for likely rates payable.

LEGAL COSTS: Each party to be responsible for their own legal costs.

EPC:

Available upon request.

VIEWING:

For further information or to arrange a viewing, please contact:

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SUBJECT TO CONTRACT