russell
PROPERTY CONSULTANTS
01179 732 007

INDUSTRIAL/LOGISTICS TO LET

£325,000 per annum

20,000 to 50,000 sq ft

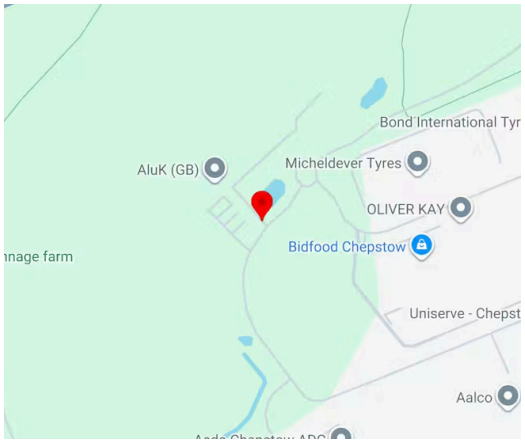
Newhouse Farm Industrial Estate, Mathern, Chepstow, NP16 6UD

Self enclosed warehouse with large secure yard at economical rent. Will offer all inclusive flexible leases.

- Self-enclosed warehouse
- Large secure yard
- Economical rent
- 12-13m eaves
- 8 Level loading doors
- Ample car and trailer parking provision
- Immediately available
- Adjacent J.2 of the M48
- Close proximity to M4/M5 interchange

0117-9732007
www.russellpc.co.uk









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.

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.

Accommodation

Name	sq ft	sq m
Ground - Warehouse 1	30,000	2,787.09
Ground - Warehouse 2	20,000	1,858.06
Total	**50,000**	**4,645.15**

Viewings

Please contact the marketing agents

Terms

Available on a new full repairing and insuring lease for a term to be agreed. Flexible all-inclusive leases also available.

Anti-Money Laundering

The successful lessee will be required to provide the usual information to satisfy the anti-money laundering requirements when Heads of Terms are agreed.

Summary

- Rent: £325,000 per annum
- Business rates: The business rates are to be reassessed.
- Service charge: n/a
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings



Rob Russell
01179 732007 | 07540 994 123
rob@russellpc.co.uk



Chris Miles
01179 732 007 | 07970 886740
chris@russellpc.co.uk

These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract.








M48
M48
M48
No 1 New Warehouse
Board location
REID Lifting Limited
Nisbets Catering Equipment
Innage Farm
Chepstow
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