

Severnlink Distribution Centre

Junction 2, M48 Motorway,
Newhouse Farm Industrial Estate,
Chepstow NP16 6UN

TO LET

Jenkins
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PROPERTY CONSULTANTS
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High Quality Warehouse Units | 10 minutes from M4/M5 Interchange | Located at Junction 2 M48

Severnlink Distribution Centre is situated on Newhouse Farm Industrial Estate immediately adjacent to Junction 2 of the M48 Motorway. It provides easy access to the M4/M5 Interchange at Bristol via the original Severn Bridge (tolls to be abolished in 2019) and to South Wales via the M4 Motorway. Chepstow is located approximately 1.5 km (1 mile) from the estate. Occupiers in the immediate vicinity includes Asda Distribution, Downton, AL UK, Bidfood, and Reid Lifting.

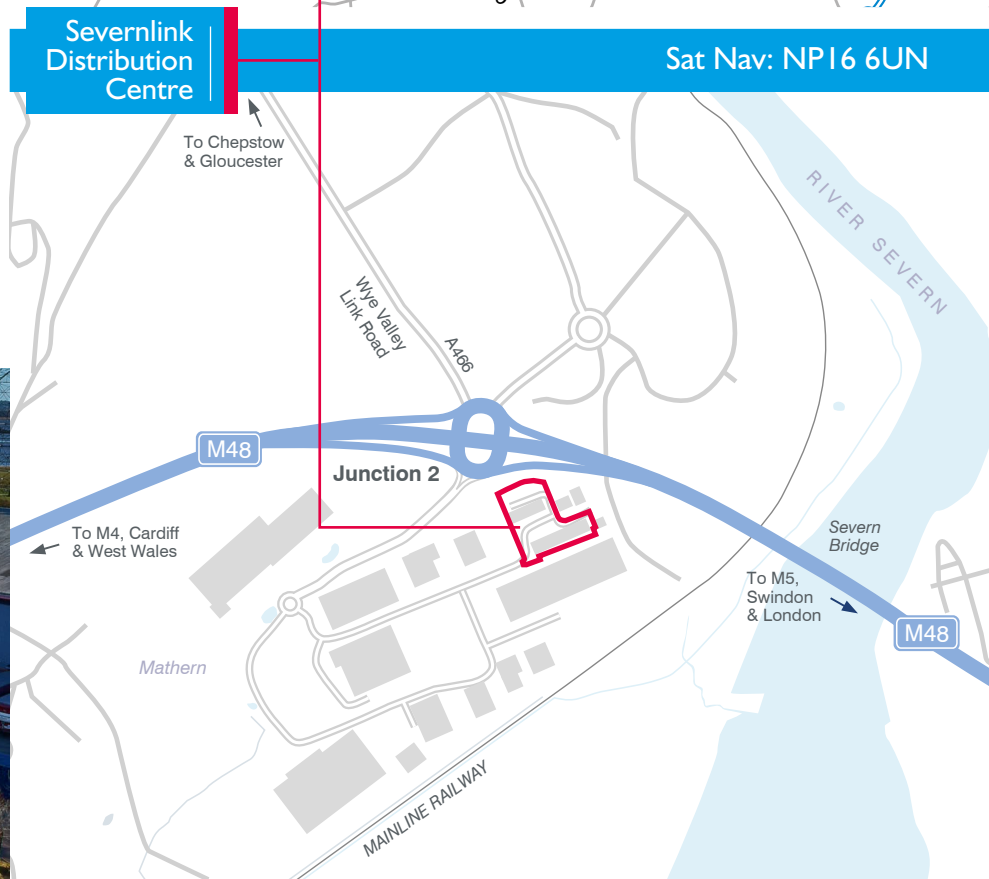
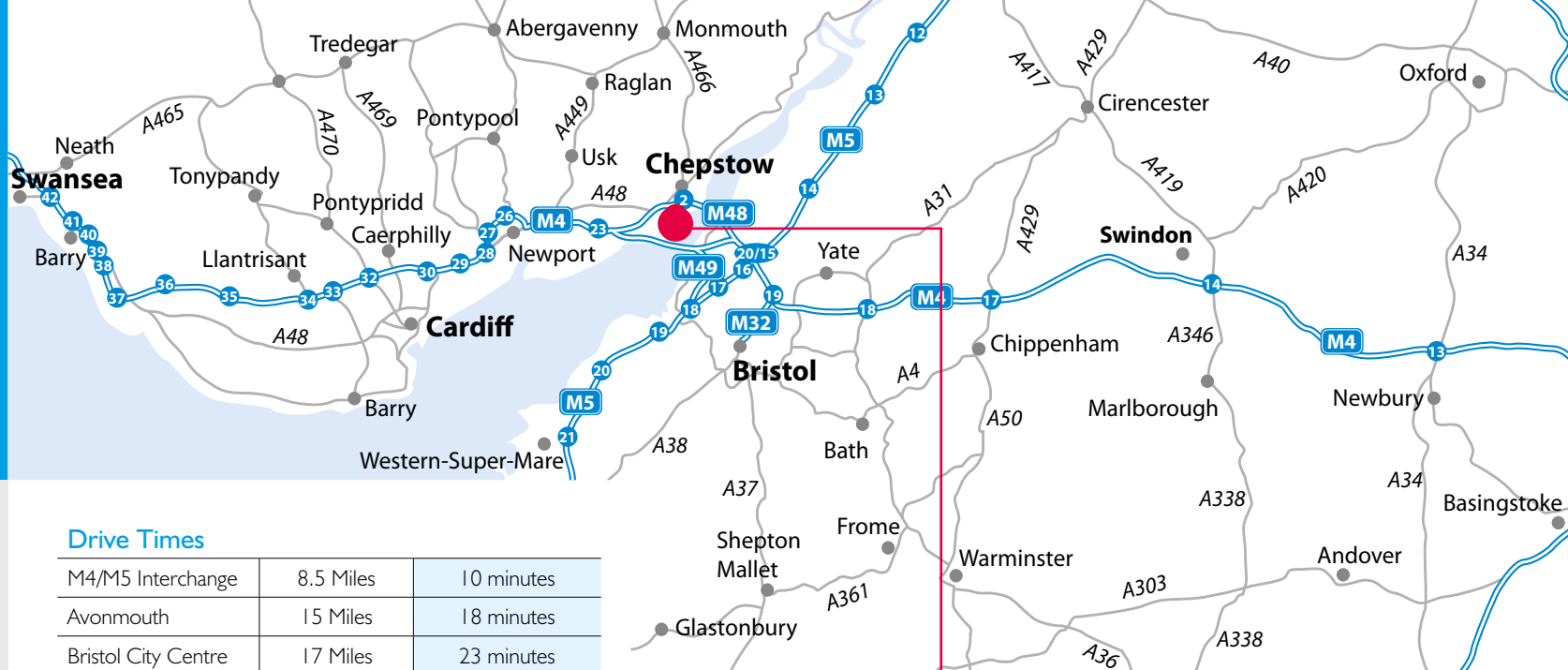
Key Features

- Adjacent to M48 motorway (Junction 2)
- Close proximity to M4/M5 interchange
- Strategically located to serve both South Wales & South West England / Midlands
- Modern warehousing located at established distribution location
- Units from 371 sq m to 2,212 sq m (3,998 sq ft to 23,811 sq ft)
- Minimum eaves heights from 6 metres, maximum eaves 8 metres
- Large external loading / circulation areas with on-site car parking

Drive Times

M4/M5 Interchange	8.5 Miles	10 minutes
Avonmouth	15 Miles	18 minutes
Bristol City Centre	17 Miles	23 minutes
Newport	18 miles	25 minutes
Cardiff	32 Miles	42 minutes
Gloucester	35 Miles	45 minutes
Birmingham	88 Miles	1 hour 39 minutes
London	123 Miles	2 hours 16 minutes

Severn Bridge tolls are due to be abolished in 2019.



Specification

The units offer high quality industrial and business accommodation, built to a modern specification around a steel portal frame with cladding to their elevations. The units provide smoothed concrete flooring, ancillary office and WC facilities, and full height level access roller shutter doors. The typical minimum eaves height is 6 metres, rising to 8 metres at apex. All units benefit from generous surfaced external loading, circulation and parking areas

Accommodation

Units from 371 sq m to 2,212 sq m (3,998 sq ft to 23,811 sq ft) Gross Internal Area

Please refer to the separate availability schedule.



Tenure

All units are available to let on new full repairing and insuring lease terms.

Terms

Please refer to the separate availability schedule for all indicative occupational costs including quoting rents, rateable values, service charge and building insurance figures – all figures are stated exclusive of VAT, which will be charged in addition.

Energy Performance Certificates

Available to interested parties upon request.

Legal Costs

Each party to be responsible for their own legal costs.

Services

We understand that all mains services including gas, 3 phase electricity, water and drainage are available to the estate. Interested parties are advised to make their own enquiries to establish their suitability and capacity.





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Further information

For further information contact the Joint Agents:



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March 2018

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