russell
PROPERTY CONSULTANTS
01179 732 007

INDUSTRIAL, INDUSTRIAL/LOGISTICS, TRADE COUNTER TO LET

£37,000 per annum

4,091 sq ft

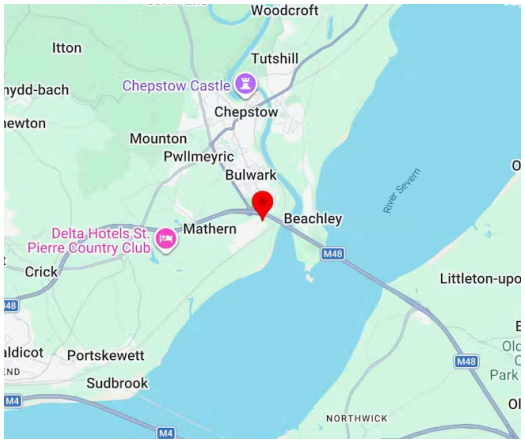
Unit 7 Severnlink Distribution Centre, Newhouse Farm Industrial Estate, Chepstow, NP16 6UD

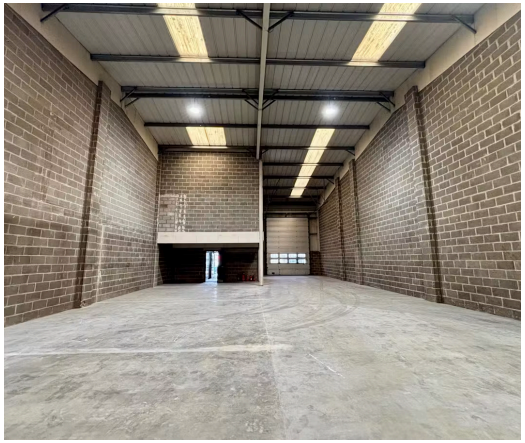
Refurbished units to let

- New FRI Lease
- Established commercial location
- Proximity to national motorway network
- Large loading area and car park
- 7.0m eaves (8.7m clear height)
- Modern warehouse unit
- Refurbished
- Immediately available

0117-9732007
www.russellpc.co.uk









Description

Unit 7 is mid-terraced unit of late 1990s construction, on a steel portal frame providing an eaves height of 7.0m rising to 8.7m to the apex. The roof and elevations are steel profile clad, with the roof incorporating 10% natural roof lights. There is a full height roller shutter door, measuring 4m in width by 5.32m in height. Internally, there is ground and first floor offices. Externally, there is a large loading area and car park.

Location

Severnlink Distribution Centre is located in Chepstow, situated on Newhouse Farm Industrial Estate, immediately adjacent to Junction 2 of the M48. It provides easy access to the M4/M5 interchange, via the Severn Bridge (tolls have been abolished) and South Wales via the M4.

Accommodation

Name	sq ft	sq m
Ground - Warehouse	3,101	288.09
Ground - Office	415	38.55
1st - Office	575	53.42
Total	**4,091**	**380.06**

Viewings

Please contact the marketing agents

Terms

Available on a new full repairing and insuring lease for a term to be agreed.

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: £37,000 per annum
- Business rates: £13,052 per annum
- Service charge: £3,078 per annum Budget ending Dec 2026
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings



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