

# To Let

## Industrial/Logistics 7,750 - 26,000 sq ft GIA

Unit K, Chapel Farm Industrial Estate , Cwmcarn , Newport, Gwent, NP11 7BH



### Summary

- Industrial warehouse with large yard
- Type: Industrial/Logistics
- Tenure: To Let
- Size: 7,750 - 26,000 sq ft GIA
- Rent: £2.75 per sq ft Per Annum

### Highlights

- Large surfaced yard
- Landscaped surrounds
- Excellent communication links
- Secure site

## Location

Chapel Farm Industrial Estate is located in Cwmcarn within the County Borough of Caerphilly with excellent transport links to the Eastern Valleys and to the M4 Motorway. Newport lies approximately 8 miles south, via Junction 28 of the M4 Motorway, and Cardiff is approximately 20 miles to the south west.

## Specification

The property comprises a steel portal frame structure with minimal column intrusion supporting a pitched roof. The unit has access via a roller shutter door. Externally, there is a large amount of yard space within the secure estate.

The unit benefits from all mains services and contains office space, kitchen and WC facilities.

The unit is part of a larger estate located within a secure, landscaped environment with night time security and having ample parking provision.

The specification includes:

- Automated roller shutter doors
- Internal eaves height of 4.00m
- External yard on secure estate
- Office and WC facilities

## Accommodation

There is potential to split Unit A-B into smaller units of 7,750 sq ft.

Unit	Size	Rent per annum
Unit K	26,000 sq ft	£2.75 per sq ft

## Terms

Flexible lease terms available.

## Viewings

Strictly by appointment with the sole agents.

## Energy Performance Rating

This property has been graded as 109(E).

## Rent

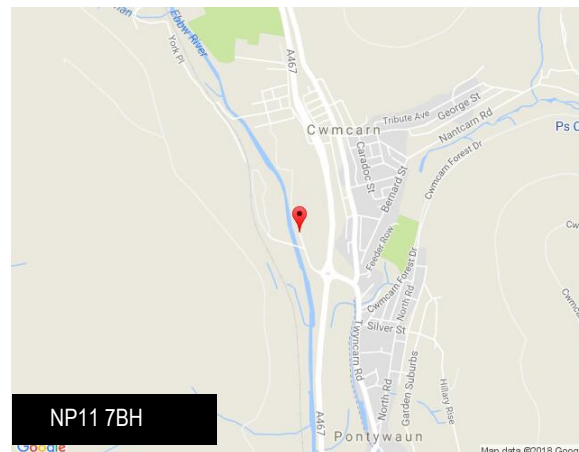
£2.75 per sq ft Per Annum

## Business Rates

Available on Request

## Service Charge

Available on Request



## Viewing & Further Information

If you are interested and would like more information please get in touch.

## Contacts

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