

To Let

Unit 15 Norman Way, Severn Bridge Industrial Estate, Portskewett, Caldicot, Gwent, NP26 5PT
21,302 sq ft (1,979.02 sq m) GIA



Location

The property is located in Caldicot, Monmouthshire situated approximately 5 miles southwest of Chepstow and 13 miles east of Newport. Severnbridge Industrial Estate is situated between the first and second Severn crossings, close to the M4 and M48 and is within easy reach of Newport and Bristol with Cardiff only 30 minutes away.

Surrounding occupiers include Hicks Logistics, Castles Brewery, Pro-Steel Engineering and is within close proximity to Tesco supermarket and Caldicot Castle & Country Park.

Chepstow train station and local bus services are located close by. There is also a community transport scheme in the area for the benefit of the local residents.

Description

The property is a detached industrial unit comprised of steel portal frame construction with brick and steel cladding under a pitched roof.

The property benefits from a minimum eaves height of 4.8m and maximum eaves height of 6.3m. The internal warehouse includes kitchen and WC facilities and 2 No roller shutter doors. There is also a mezzanine in situ extending approximately 2,435 sq ft.

Externally, there is a large yard to the western elevation of approximately 0.37 acres with main access to the unit via the front of the unit.

Severn Bridge Tolls

VAT has now been removed from toll prices by the Government and the tolls are to be abolished completely by the end of 2018.

Accommodation

Unit	Sq Ft	Sq M
15	21,302	1,979
Total	21,302	1,919

Terms

The property is available by way of a sub-lease for a term of years to be agreed.

VAT

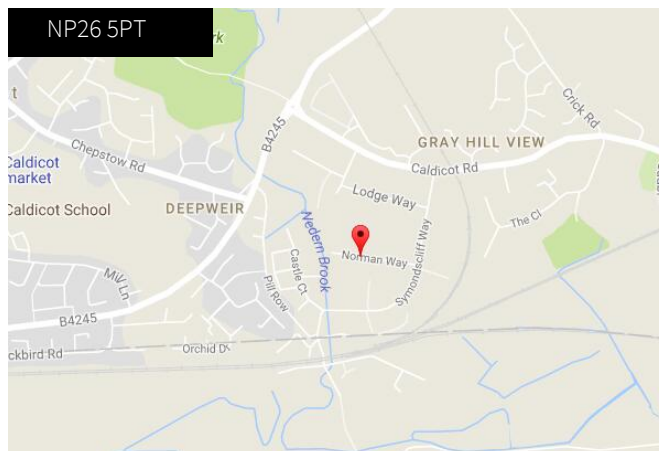
All figures included are exclusive of VAT.

EPC

This property has been graded as 93 D.

Rent

Available on Request



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