

To Let

Castlegate Business Park, Caldicot, Monmouthshire, NP26 5YR

4,925 sq ft (457.55 sq m) NIA

- Short term or temporary lets available
- All-inclusive rents
- Established business location
- 24 hour access & security
- Generous on-site secure parking



Location

Castlegate Business Park is situated on the eastern edge of Caldicot, set in a 17-acre landscaped site with on-site facilities and extensive parking. The Park 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 Cambrian Valves Ltd, Castles Brewery Ltd and Hicks Logistics 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 benefits from the following features:

- Air conditioning
- Manned communal reception
- 24 hour access and security
- Disabled access/facilities
- Facilities management services
- Excellent on-site car parking

There is a restaurant on site together with conference facilities and additional meeting rooms.

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.

Terms

Flexible terms available. The offices are available on short term lets and a temporary basis with all-inclusive rents.

EPC

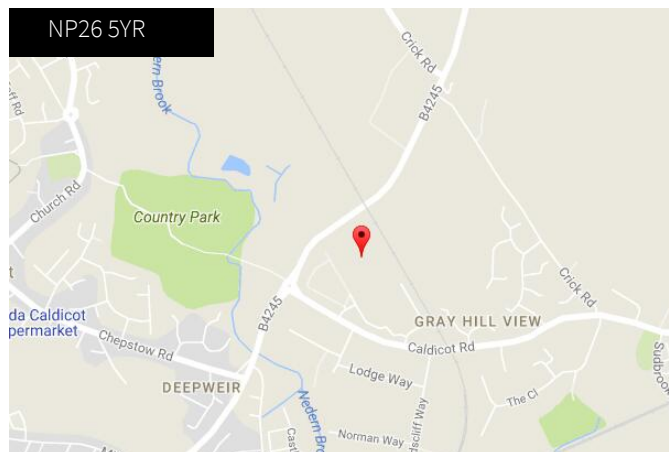
This property has been graded as 118 E.

Rent

Available on Request

Business Rates

Rates Payable (2017/2018): £17,964 per annum
(based upon Rateable Value: £36,000 and UBR: 49.9p)



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