

# To Let

## Former Littlewoods Premises, Newhouse Farm Industrial Estate , Mathern, Chepstow, Gwent, NP16 6UD

151,500 sq ft (14,074.80 sq m) GIA

- Set within 6.75 acres
- Minimum 8m Eaves height
- Generous yard & loading area
- Established industrial location
- Parking, offices & canteen area



## Location

Newhouse Park is situated alongside Junction 2 of the M48 Motorway and immediately adjacent to the Severn Bridge which provides direct access to the M4/M5 interchange approximately 6 miles to the east. Chepstow is situated 1 mile north and provides local amenities. Cardiff is approximately 33 miles to the west and Bristol 12 miles to the south east. The Estate is therefore well positioned to service both South Wales and the South West of England and occupiers on the Estate include; Asda, B&Q and Christian Salvesen.

## Specification

The detached regional distribution centre occupies a secure site of approximately 2.73 ha (6.75 acres). Constructed in 1980 for Littlewoods, the unit benefits from the following features:

- 2 bay, steel portal frame construction with 8m minimum eaves height
- Sprinkler system and gas fired central heating throughout
- Security controlled access and parking
- Surface level loading on front and rear elevations
- Dock level ramps installed
- Covered loading bays to front and rear elevations
- Single storey offices with staff canteen
- Prominent position at the entrance to Newhouse Park

## Availability

The property has the following approximate gross internal area:

Description	sq ft	sq m
Warehouse	129,375	12,019
Loading Bays and Ancillary Areas	13,775	1,280
Offices / Canteen	8,350	775
<b>TOTAL</b>	<b>151,500</b>	<b>14,075</b>

## 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.

## Tenure

The property is held under a long term Lease on full repairing and insuring terms, incorporating five yearly rent reviews. A flexible Lease proposal can be provided to meet the specific requirements of an occupier, including an in-going incentives package.

## Viewings

Strictly by appointment with the sole agents.

## EPC

This property has been graded as 73 C.

## Rent

Available on Request

## Business Rates

Rates Payable (2018/2019): £150,660 per annum  
(based upon Rateable Value: £310,000 and UBR: 51.4p)



## Contacts

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