



Units I & IA, Pill Way, Severn Bridge Ind. Estate
Caldicot, Monmouthshire, NP26 5PU



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Industrial premises on the popular Severn Bridge Industrial Estate providing in excess of 6,500 ft² of warehouse/workshop accommodation together with ancillary office and storage space of approximately 3,600 ft² split over two adjacent units. The units provide secure yard space along with private parking provision and are available to let as a whole.

- Prominent industrial estate location
- Total site area 0.58 acres
- Secure yard space
- CCTV security system
- On-site parking
- Suitable for a range of commercial uses (subject to consent)
- Excellent transport links

TO LET
£60,000 per annum

Court Barn, West End
Magor, Monmouthshire, NP26 3HT
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DESCRIPTION

A rare opportunity to lease two adjoining industrial units situated within the established Severn Bridge Industrial Estate, one of the principal commercial locations serving South Monmouthshire and the M4 corridor.

The property occupies a prominent position fronting Pill Way and provides a combination of workshop space benefitting from roller shutter door access points from a secure yard and ancillary accommodation including office and storage area over two floors. The site benefits from CCTV coverage, secure gated yard space and generous on-site parking.

The units are available as a whole, providing flexible accommodation suitable for a range of industrial, trade counter, engineering, manufacturing, storage and service-based occupiers.

SITUATION

The property is situated on Pill Way within Severn Bridge Industrial Estate, Caldicot, approximately 3 miles from Junction 23 of the M48 and 8 miles from Junction 24 of the M4 Motorway. The estate is a well-established commercial location occupied by a range of industrial, trade and distribution businesses and provides excellent access to Newport, Bristol, Chepstow and the wider South Wales and Southwest markets.

ACCOMMODATION

Net Internal Area (NIA)

Unit 1

Ground Floor

Reception	49.55	533.35
Kitchen	2.29	24.62
Stores	21.96	236.38
Workshop	247.82	2667.54
Workshop Stores	10.56	113.67

First Floor

Offices	79.03	850.62
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Unit 1A

Ground Floor

Workshop	357.67	3849.98
Stores	19.30	207.74
Mezzanine	114.17	1228.86
Offices	16.67	179.48

First Floor

Offices	20.94	225.38
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Total NIA	939.96	10117.61
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OUTSIDE

The property has excellent access off Pill Way, set to the front of Severn Bridge Industrial Estate. Externally, the property benefits from secure yard space to the rear and side, ideal for additional parking, storage, or operational use, and benefitting from washdown area with interceptor tank.

The yard space is bounded by palisade fencing and block walling.

SERVICES

We understand mains water; drainage and three phase electricity are connected to the property. Heating via mains gas central heating.

BUSINESS RATES

Current Rateable Value - £35,500

TERMS OF TENANCY

The tenancy will be written under the statute of the Landlord and Tenant Act 1954 excluding the renewal provisions contained within s24 to s28 of the same.

The term will be for a minimum of 10 years with the opportunity of a Break Clause to be negotiated.

SET UP COSTS

The tenant will contribute £500 (plus VAT) toward the preparation of the Tenancy Agreement and a Record of Condition with regards to the tenancy.

OUTGOINGS

The tenant will be responsible for all outgoings, including but not limited to electricity, water, gas, business rates, insurance, service charge, and any other services consumed, all of which are exclusive of the annual rent.

DEPOSIT

A deposit equal to two calendar month's rent will be requested from the Tenant prior to entry.

REPAIRS & INSURANCE

Tenancy to be granted on Full Repairing Terms by reference to schedule of condition. Landlord to arrange structural insurance for which the tenant will cover the premium by way of an insurance rent. The Tenant will be responsible for contents insurance.

VIEWING

Strictly by appointment with the Agents: David James.

Tel : 01633 880220.

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.





Unit 1, Pill Way Severn Bridge Industrial Estate Portskewett CALDICOT NP26 5PU		Energy rating D
Valid until 8 June 2028	Certificate number 9645-3005-0688-0600-9605	



Unit 1A Pill Way Severn Bridge Industrial Estate, Portskewett CALDICOT NP26 5PU		Energy rating E
Valid until 10 June 2028	Certificate number 0050-4994-0328-3280-1050	

