Hartnell Taylor Cook

TO LET



Unit 1a

Bulwark Industrial Estate, Chepstow, NP16 5QZ

Semi-detached workshop/warehouse

3,075 sq ft

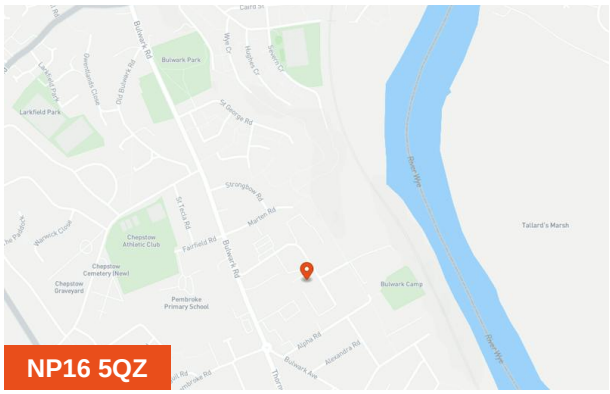
(285.68 sq m)

- Close to Junction 1 - M48
- Two Storey Offices
- Secure Self-contained Yard Area
- Established Trade Counter Location
- Solar panels
- Potential for Show Room

Unit 1a, Bulwark Industrial Estate, Chepstow, NP16 5QZ

Summary

Available Size	3,075 sq ft
Rent	£26,000 per annum
Business Rates	To be assessed
EPC Rating	C (56)







Location

The property is located on the Bulwark Industrial Estate approx. 0.75 of a mile south of Chepstow town centre, 0.7 miles north of junction 1 of the M48 motorway. Bulwark Industrial Estate is an established warehouse industrial location which is populated with small local businesses as well as a number of national operators. Access to the site is off Bulwark Road via the inner estate road. The property comprises the rear section of a detached building, the front part of which is occupied by a national tyre operator.

Description

The property comprises a semi-detached industrial warehouse unit constructed on a concrete portal frame with cavity brick and blockwork elevations under a pitched clad roof. The unit has full height electric metal roller shutter loading door, internal eaves height of 5.25m, ceiling energy efficient lighting and 3 phase electricity. Internally, the unit is configured as a workshop/warehouse unit with ancillary 2 storey offices and stores including ample space & potential for a show room, male and female WCs and kitchen area, the unit benefits from roof mounted solar panels. Externally, the unit has a concrete yard area, the perimeter of which is fully fenced. Access to the site is via an unrestricted access which runs alongside the Malvern Tyres premises, with access to Unit 1a though double chain-link gates.

Accommodation

Name	sq ft	sq m
Ground - Warehouse	1,200	111.48
Ground - Office & Amenity	944	87.70
1st - Office	789	73.30
Mezzanine	142	13.19
Total	**3,075**	**285.67**

Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

We understand the property currently has consent for B8 storage and distribution use. The unit is suitable for other uses, subject to obtaining the necessary planning consents.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

All figures are quoted exclusive of VAT, if applicable.

Viewing & Further Information

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