



# Industrial Unit to Let

Unit 8D

Old Pill Farm Ind Est

Caldicot

NP26 5JH

710 sq ft (66 sqm)

- Vacant Unit
- Excellent transport links to the M4 & M48
- On-site Parking

## Contact

**Emily Hayes MRICS**

**Simon Parfitt MRICS**

T: 01633 644417

E: [EmilyHayes@monmouthshire.gov.uk](mailto:EmilyHayes@monmouthshire.gov.uk)

E: [SimonParfitt@monmouthshire.gov.uk](mailto:SimonParfitt@monmouthshire.gov.uk)



monmouthshire  
sir fynwy

## LOCATION

The property is located in the Portskewett area of south Monmouthshire and is close to Severn Bridge Industrial Estate. It benefits from good transport links to the M48 motorway (J.2) and A48 trunk roads.

## DESCRIPTION

Gross internal area (including a WC and warehouse of 710 sq.ft (66 sq.m). The unit benefits from a roller shutter door measuring 2.9m by 2.7m, with an eaves height of circa 3m. The unit has mains electricity and water. Parking is available outside the unit.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D

## TENURE

The property is available on a new 5 year lease. There will be provisions in the lease for an estate service charge.

## RENT

Offers are invited in excess of £4,600 (£6.50 per sq.ft)

## INSURANCE CHARGE

A new tenant will be required to provide a bank reference and a rental bond equivalent to 3 months rent.

## BUSINESS RATES

Rateable Value: £4,100

Small business relief may be available for qualifying tenants. Applicants are advised to make their own enquiries.

## VIEWINGS

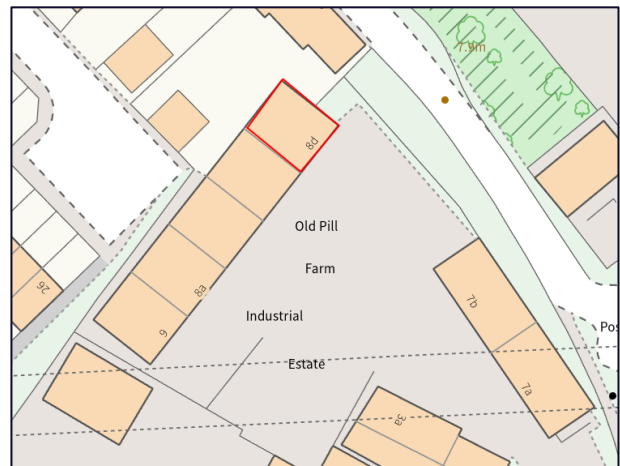
By appointment through Monmouthshire Council's Estates Team.

Contact:

01633 644417

[SimonParfitt@monmouthshire.gov.uk](mailto:SimonParfitt@monmouthshire.gov.uk)

[EmilyHayes@monmouthshire.gov.uk](mailto:EmilyHayes@monmouthshire.gov.uk)



### Misrepresentation Act:

Monmouthshire County Council give notice that:

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

All descriptions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct by any intending purchasers should not rely on them as either statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All dimensions are approximate. No persons in the employment of Monmouthshire County Council has any authority to make or give any representation or warranty whatsoever in relation to this property. All correspondence regarding this offer is subject to contract. In the event of inconsistency between these Particulars and Conditions of Sale, the latter shall prevail.



monmouthshire  
sir fynwy