



1ST FLOOR, UNIT 1B BEAUFORT PARK WAY, BULWARK, CHEPSTOW

Modern Offices to Let

Business Park Location, Close to M4 Motorway

Disabled Access and Lift

10 Car Parking Spaces included

239.91 sq m (2,582 sq ft)

Quoting from £32,000 Per Annum, Exclusive



LOCATION

Chepstow is located on the border of England and Wales and the property is positioned approximately 1.5 miles from Chepstow town centre, just off junction 2 of the M48 motorway. Its location provides excellent transport links to the motorway network serving Wales, The Midlands and South west of England. To the west, Cardiff is situated approximately 30 miles, Newport 17 miles and to the east, Bristol is approximately 17 miles.

Neighbouring occupiers include B&M Home Store, Creo Medical, Wye Valley Country Store, The Smile Lounge and Beaufort Dental Surgery.

DESCRIPTION

The property provides modern first floor office accommodation within a two storey building with lift access. Currently, the open-plan space has been subdivided using demountable partitions to provide one large general office area with two office rooms a reception and a kitchen area.

The property provides office accommodation with brick elevations under a pitched tiled roof. The suites benefit from fully accessible raised floors, suspended ceilings, Cat II Lighting, gas central heating, passenger lift and male, female toilet facilities and a kitchenette.

Externally, 10 parking spaces are provided for the whole first floor.

ACCOMMODATION

Office	236.32 sq m (2,543 sq ft)
Kitchenette	3.59 sq m (38.64 sq ft)
Total	239.91 sq m (2,582 sq ft)

PLANNING

We understand that the property benefits from planning consent for office use. However, we recommend that interested parties make their own enquiries to the local authority.

LOCAL AUTHORITY

Monmouthshire Council:
Tel: 01633 644644

RATING ASSESSMENT

Rateable Value:	£29,250
Rates Payable (2021-22):	£15,649

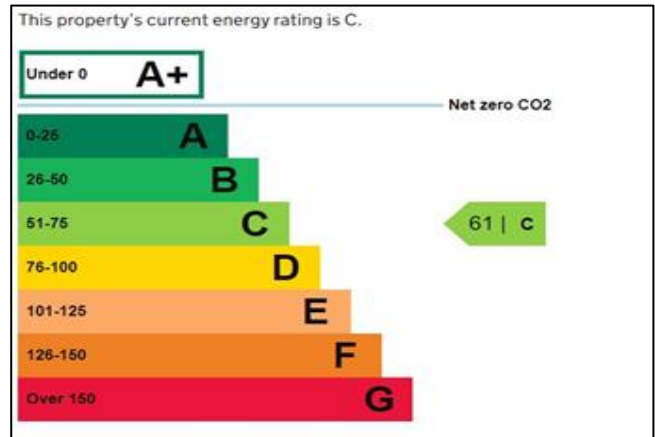
SERVICE CHARGE

A service charge is payable by tenants for maintenance of the common parts and shared services. Further details are available upon request.



Plans are provided for identification purposes only and are not to be relied upon for any other purpose.

ENERGY PERFORMANCE CERTIFICATE



TENURE

The property is available by way of a new lease direct with the landlord. Quoting rent is £32,000 per annum exclusive

VIEWING

Should you require further information or wish to arrange a viewing, please contact:-

DAN SMITH
01633 740 740
dan@m4pc.co.uk

ANDY HOMER
01633 740 740
andy@m4pc.co.uk



01633 740 740
m4pc.co.uk

M4 Property Consultants (M4PC) (and their joint agents where applicable) for themselves and for the vendors and/or the lessor of this property for whom they act, give notice that: i) These particulars do not constitute, nor constitute any part of, an offer or contract. ii) None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. iii) Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. iv) M4PC will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. vi) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Subject to contract

M793 Ravensworth 01670 713330