

SEVERNBRIDGE

INDUSTRIAL ESTATE



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TO LET | 3,088 sq ft

INDUSTRIAL / TRADE / STORAGE UNIT AVAILABLE FROM FEBRUARY 2027

Unit 48B Severnbridge Industrial Estate, Caldicot,
Monmouthshire, South Wales, NP26 5PW

TO BOOK A VIEWING PLEASE CONTACT



0845 500 6161
enquiries@fi-rem.com
figroup.co.uk



ACCOMMODATION

Unit 48B comprises a self-contained industrial unit forming part of a pair of adjoining units. It is constructed with a steel portal frame, featuring brick and profile metal sheet clad elevations beneath a pitched roof. The property offers a practical combination of warehouse, office, and WC facilities, making it well suited for a range of business operations. The warehouse benefits from LED lighting and a minimum eaves height of 4.4m and is accessed via a roller shutter door measuring 3m wide by 4.17m high.

The office space is fitted with carpeting and wall-mounted power sockets, creating a comfortable and functional workspace. Externally, the unit benefits from substantial dedicated parking and loading areas directly to the front, providing convenient access for both staff and deliveries. There is also a dedicated, gated yard area to the side of the unit, providing additional external storage and operational space.



Warehouse, office and WC



Electric roller door access



Eaves height 4.4 meters



Ample dedicated parking spaces



Significant loading to the front



3 phase electric

LOCATION

Caldicot is located in Monmouthshire approximately 5 miles from Chepstow and 13 miles from Newport. The property is located on Symondscliffe Way with nearby occupiers including Xylem, Eden Farm Hulley's and Lockwood Group.

Severnbridge Industrial Estate is in close proximity to both the M4 Motorway and the M4/M5 Interchange.



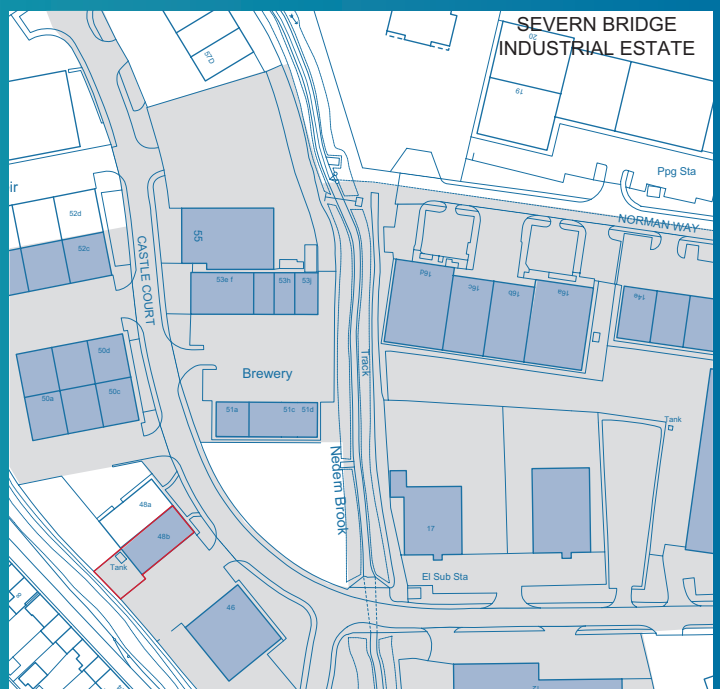
ROAD

12 miles to J23 M4
6 miles to J2 M48



AIR

40 miles to Cardiff Airport
30 miles to Bristol Airport



TERMS

The premises is available on a full repairing and insuring lease for a term to be agreed. Long-term leases are preferred and attractive incentives may be available subject to the length of lease agreed, making this an ideal option for occupiers seeking a durable, long-term base in a well-established industrial location.

RENT

£30,880 per year plus VAT.

SERVICE CHARGE

Estimated at £1,578 per year plus VAT. Further information available upon request.

BUILDING INSURANCE

Estimated at £1,361 plus VAT per year.

RATEABLE VALUE

The Rateable Value is £25,250 from 1st April 2026. Further enquiries regarding the amount payable should be directed to Monmouthshire Council on 01633 644 644.

Estimated Rates payable - £12,675.50 per year.

EPC

Available on request.

VAT

All prices quoted are exclusive of, and will be subject to, VAT at the prevailing rate.

FURTHER INFORMATION / CONTACT

For further information or to arrange a viewing please contact the joint agents.



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