

TO LET - OFFICE

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# UNIT 8,

Newhouse Farm Industrial Estate, Chepstow, NP16 6UD



## Key Highlights

- High Quality Offices
- 100 parking spaces
- Passenger Lift
- 4,201 sq ft up to 9,044 sq ft
- Air Conditioning
- Raised Floors

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2 Kingsway  
Wales CF10 3FD

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## Description

The property comprises a 3-storey office block forming part of a larger distribution unit. The offices benefit from ground floor reception

which accommodates a lift and stairs to the upper floors. The offices provide high quality accommodation with a specification including raised floors, LED lighting, perimeter trunking, four pipe fan coil air conditioning and mechanical ventilation. Each floor also has male and female WC's, kitchen and data cabling installed.

## Location

The property is conveniently located immediately off J2 of the M48 Motorway, approximately 27 miles from Bristol to the east, and 30 miles from Cardiff to the west. Chepstow town centre is approximately 2.5 miles to the north.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	352	32.70	Available
1st	4,201	390.29	Available
2nd	4,491	417.23	Available
<b>Total</b>	<b>9,044</b>	<b>840.22</b>	

## Lease Terms

The offices are available by way of a new lease for a term to be agreed. Further details on request.

## Service Charge

A building service charge will apply. Further details available on request.

## Business Rates

The ingoing party will be responsible for business rates payable. Further details on request.

## EPC

A rating

## Viewing

Via Savills

## Contact

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