



An immaculately maintained, end of terrace, versatile unit with office and W/C, production area, car parking. Conveniently situated on Parkwall business park with direct access on to the A48 (4.9 miles from Chepstow & Severn Crossing, 2-6 miles from Caldicot)

Deposit: £5,100

TENURE: Offered Leasehold – IRI

Floor area

SCHEDULE OF FLOOR AREA all measurements are approximate

Total internal floor area:.....79m2/850sft

Outside: Parking and loading/unloading Yard

.....334m2/3600sft.

Services

Mains are understood to be available exclusive of drainage. All interested parties will make their own enquiries.

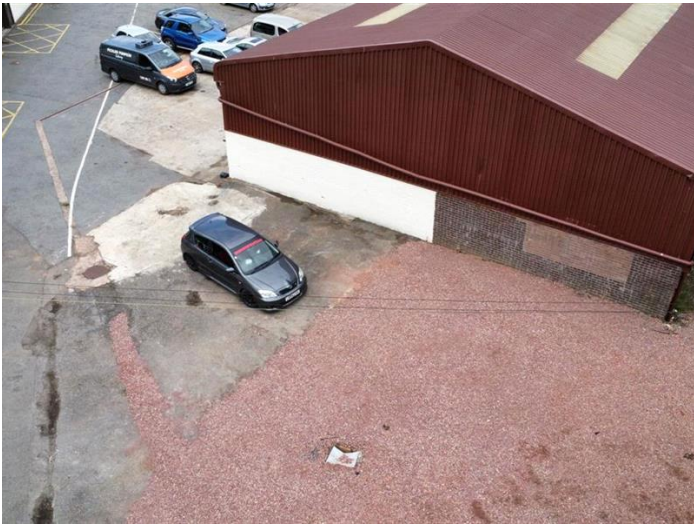
RENT

£20,400pax. The rent is exclusive of VAT whether charged or not.

Insurance Rent:£210pa (2021)

legal fees

Tenant will contribute £360 towards the Landlords Legal Fees.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.

