



At first glance

- 4 Miles from Severn bridge
- Flexible ingoing terms
- Large unit
- Offers invited
- Off-street parking
- Prime commercial
- Prominent position
- Rarely available

In detail

A mid terrace, versatile Unit with office and W/C, production area and Automated roller shutter doors . 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)

Floor area

Total internal floor area:.....102m2/1100sft

Outside: loading/unloading:,,,,,,114m2/1260sft

Services

Mains are understood to be available exclusive of drainage. All interested parties will make their own enquiries. There is an annual charge for emptying the cess pit of £80 (2024) and 1/4 water bill - £90 (2024).

TENURE: Offered Leasehold – IRI**RENT**

£10,500pax. The rent is exclusive of VAT whether charged or not.

Insurance rent: £240pa (2024)

legal fees

Tenant will contribute £400 towards the Landlords Legal Fees.

Please note

No storage of scrap vehicles on the forecourt No washing of vehicles. Tenant to keep rainwater goods clear Fire safety equipment the responsibility of tenant

Whilst every effort is made to ensure the accuracy of these details, it should be noted that all 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 used as such by any prospective tenant.



Town and Country



Commercial