



UNIT 6 BEAUFORT PARK, CHEPSTOW, NP16 5UH

High Quality, Modern Offices For Sale

Strategic Location – Serving Wales and South-west England

Full Height Reception Area with Climbing Wall

Mixture of Open Plan, Meeting Rooms + Breakout Areas

Approximately 1,140.38 sq m (12,275 sq ft)

Quoting £1.95m 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 south-east, Bristol is approximately 17 miles.

The property is well located to attract staff from both south Wales and the Bristol region. The surrounding area is comprised of a mixture of other offices, medical and retail uses, together with housing.

DESCRIPTION

The property provides a detached modern building providing high quality offices over two floors. The offices benefit from suspended ceilings with recessed LED lighting, comfort cooling, perimeter trunking and good natural daylight. The floor to ceiling height is c. 2.7m.

There are a range of board / meeting rooms, managers offices, breakout areas and a generous kitchen. Many of these have full height glazed partitions and full height doors giving the feeling of generosity and space. The reception area provides a full height atrium and includes a climbing wall. Significant time and money was spent to provide offices that will help attract and retain staff.

The building also benefits from a storage area with access provided via a roller shutter door measuring 4.41m high x 4.36m wide.

Externally, 15 parking spaces (including 4 EV spaces) are provided with the building. On street parking is also available.

ACCOMMODATION

Ground floor	579.01 sq m	6,232 sq ft
First floor	561.37 sq m	6,043 sq ft
Total	1140.38 sq m	12,275 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.

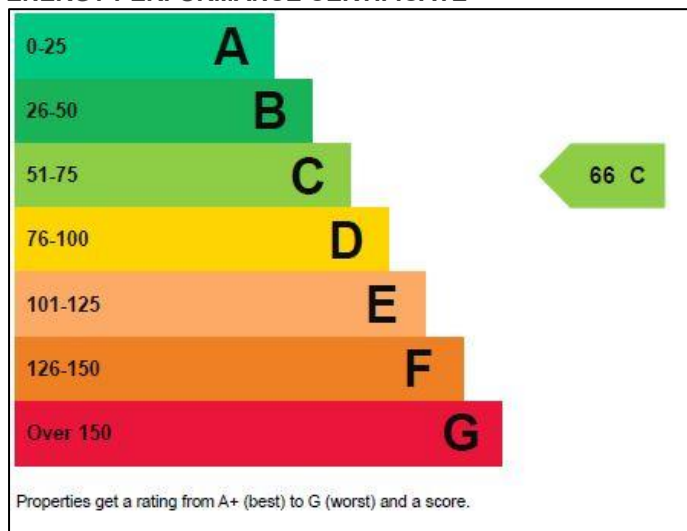
RATING ASSESSMENT

The building is currently part of a wider rating assessment so will need to be reassessed.



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 for sale. We are seeking offers in excess of £1.95m exclusive for the property.

VIEWING

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

DAN SMITH

01633 740 740
dan@m4pc.co.uk



01633 740 740

m4pc.co.uk

11 Park Square, Newport NP20 4EL

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