



UNIT 7 TAVERNER TRADING ESTATE, CAERLEON, NP18 1BU

Industrial Unit to Let

Established Industrial Location

Suitable for a Variety of Uses

Available immediately

2,927 sq ft (271.96 sq m)

Quoting £19,500 Per Annum plus VAT exclusive



LOCATION

The historic town of Caerleon is situated 3.5 miles Northeast of Newport and 5.5 miles southeast of Cwmbran. It is located 2 miles from the M4 motorway and wider motorway network. The town has an immediate population of approximately 7,801. It benefits from well regarded junior and comprehensive schools and provides a range of shops, pubs and restaurants.

The property is located on Taverner Trading Estate, the town's primary industrial location. Other occupiers on the trading estate include Gwent Aluminum and PVC, Village Autos, RW Auto Specialist Ltd and Usk Vets.

DESCRIPTION

The property provides an industrial unit of block and brick wall construction, sheet metal profile roof and concrete floors. The property consists of an open plan warehouse area with 2 WC facilities and a reception area.

The warehouse unit benefits from mainly LED strip lighting, phase 3 power and a minimum eaves height of 3.43m. Access to the property is via a fob door and a roller shutter door measuring 3.97m wide by 4.m high.

The reception area benefits from suspended ceilings with lighting and a mixture of tiled flooring.

The estate has shared communal parking.

ACCOMMODATION

Ground Floor: 271.96 sq m (2,927 sq ft)

PLANNING

We understand that the property benefits from planning consent for use class D2 Gym use but would be suitable for industrial/storage use subject to the necessary planning consent. We recommend that interested parties make their own enquiries to the local authority.

LOCAL AUTHORITY

Newport City Council:

Tel: 01633 656656

RATING ASSESSMENT

RATEABLE VALUE: £12,500

RATES PAYABLE: £6,275

ENERGY PERFORMANCE CERTIFICATE

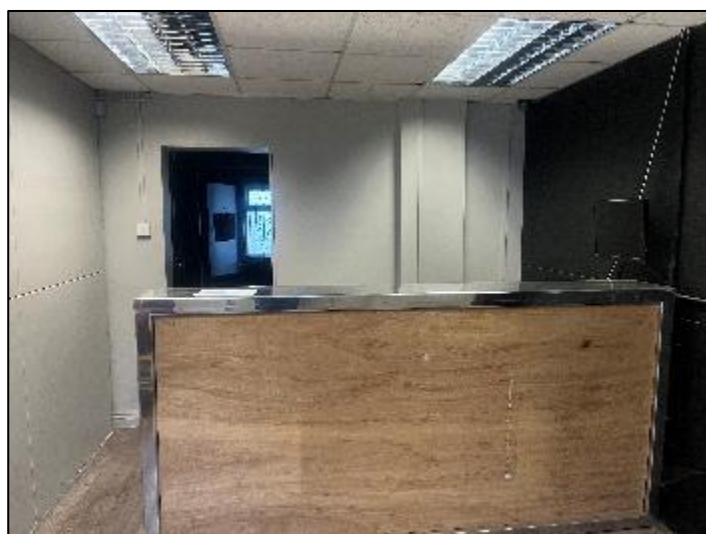
An EPC has been ordered and will be available shortly

LEGAL COSTS

The ingoing tenant is to be responsible for a contribution of £750 plus VAT towards the Landlords legal costs.



Plans are provided for identification purposes only and are not to be relied upon for any other purpose.



TENURE

The property is available to let by way of a new lease direct with the landlord, for a term of years to be agreed at a rent of £19,500 plus VAT exclusive.

Tenant will be required to contribute to maintenance of the Estate Road, landscaping and shared services on the estate.

VIEWING

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

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