



UNIT 1 TAVERNER TRADING ESTATE, CAERLEON, NP18 1BU

Industrial Unit to Let

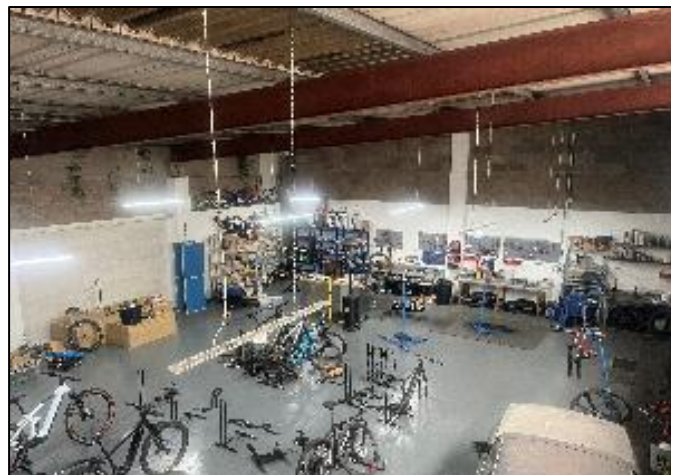
Established Industrial Location

Ready for Immediate Occupation

Suitable for a Variety of Uses

2,617 sq ft (243.18 sq m)

Quoting £17,500 Per Annum plus VAT



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, Gwent Cleaning, RW Auto Specialist Ltd and Usk Vets.

DESCRIPTION

The property provides an industrial unit of steel frame construction and concrete floors. The unit benefits from mainly LED strip lighting, phase 3 power and a minimum eaves height of 3.86m. Access to the property is via a roller shutter door measuring 3.9m wide by 4.1m high.

The ground floor benefits from a predominately open plan area with 2 WC facilities and a newly decorated separate kitchen.

There is first floor office space.

The estate has shared communal parking.

ACCOMMODATION

Ground Floor:	222.61 sq m	(2,396 sq ft)
First Floor:	20.57 sq m	(221 sq ft)
Total:	243.18 sq m	(2,617 sq ft)

PLANNING

We understand that the property benefits from planning consent for industrial use. However, we recommend that interested parties make their own enquiries to the local authority.

LOCAL AUTHORITY

Newport City Council:

Tel: 01633 656656

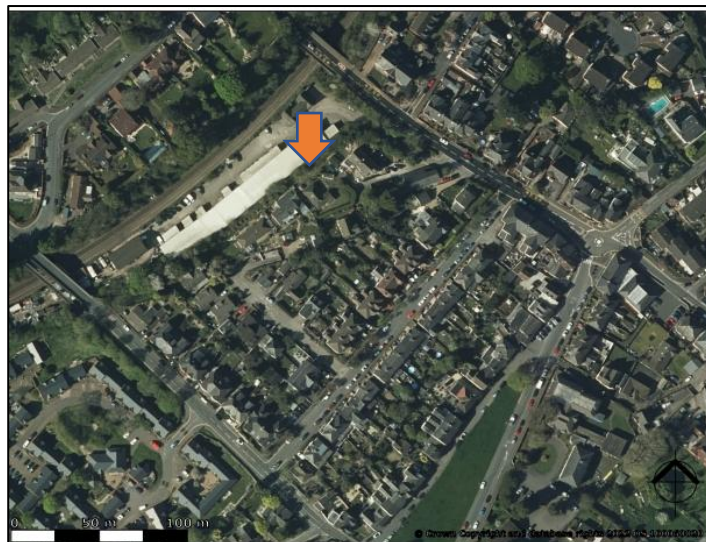
RATING ASSESSMENT

RATEABLE VALUE (2026): £12,000

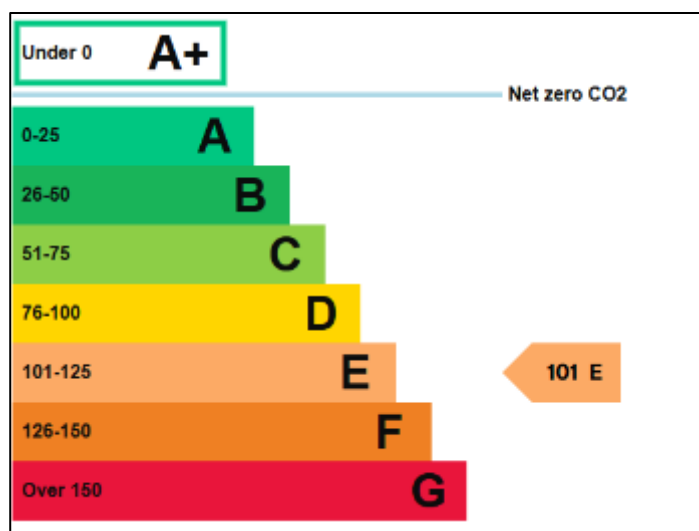
RATES PAYABLE (UBR 0.502): £6,024

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 full repairing and insuring lease direct with the landlord, for a term of years to be agreed, at a rent of £17,500 plus VAT.

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:-

CLAIRE BIGNELL

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claire@m4pc.co.uk



01633 740 740

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11 Park Square, Newport NP20 4EL

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