

Industria

# **Unit 14 | Beacon Business** Park

Norman Way, Caldicot, NP26 5PY

## Unit 14 | 2,225 sq ft

### High quality industrial accommodation

Beacon Business Park is a high quality modern industrial estate. The well-established estate has a range of distribution, manufacturing, and trade occupiers . The units are suitable for a wide range of business needs. The estate is situated near the M4 motorway and the M4/M5 exchange, providing excellent access to South Wales and the South West of England

Lease Type	
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### 🗸 Unit Summary

- Circulation Space
- Well Maintained Estate
- Flexible Space
- Premier Industrial Location
- WC facilities
- Car Parking



#### Occupational Costs

	Per Annum	Per Sq Ft
Rent	£17,600.00	£7.91
Rates	£7,595.96	£3.41
Maintenance Charge	£2,900.00	£1.30
Insurance	£445.00	£0.20
Total Cost	£28,540.96	£12.83

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apo/I-for-business-rate-relief/small-business-rate-relief or read our rates blog.

#### For more info please visit: <u>unit.info/UIP0101431</u>

# +440 808 169 7554

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### **Additional Information**

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (61)



### enquiries@industrials.co.uk +440 808 169 7554

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The estate is well positioned to access South Wales, South West England and the Midlands.



Road The estate is located within close proximity to the M4 Motorway 6 miles

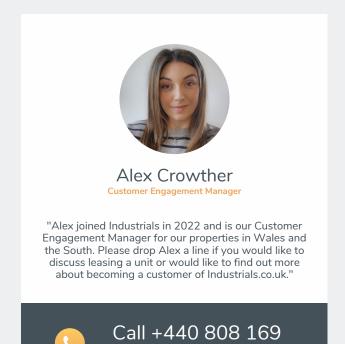


West via the B4245 and the M4/M5 Interchange (J20 M4) 12 miles.

Airport Bristol airport is just over 14 miles away.

Rail The estate is located within close proximity to the M4 Motorway 6 miles West via the B4245 and the M4/M5 Interchange (J20 M4) 12 miles.

### **Key Contact**



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