

Industrial

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

New



✔ 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/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

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.

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) |

Key Contact



Alex Crowther

Customer Engagement Manager

"Alex joined Industrials in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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