

Industrial

# Unit 15 | Beacon Business Park

📍 Norman Way, Caldicot, NP26 5PY

## Unit 15 | 5,612 sq ft

High quality industrial accommodation - That can be combined with a neighbouring unit to provide approx. 10,000 sq ft of space.

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

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

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£34,600.00	£6.17
Rates	£9,855.00	£1.76
Maintenance Charge	£7,100.00	£1.27
Insurance	£1,122.40	£0.20
<b>Total Cost</b>	<b>£52,677.40</b>	<b>£9.39</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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.

➔ For more info please visit: [unit.info/UIP0101437](http://unit.info/UIP0101437)

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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 (71)

## 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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