



CASTLEGATE  
BUSINESS PARK  
CALDICOT | NP26 5YR



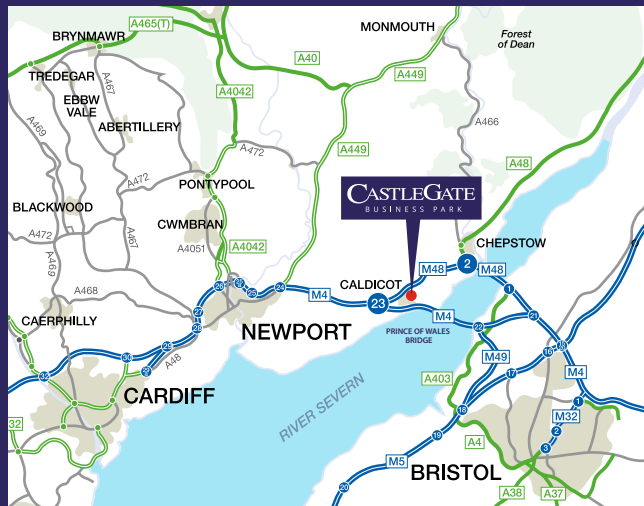
Established high quality, office, R&D and production business park  
set in a picturesque, yet accessible location close to  
Junction 23A M4 / Junction 2 M48

## STRATEGICALLY POSITIONED

CastleGate Business Park is located on the eastern fringe of Caldicot and accessed via the B4245. It is strategically positioned between the M48 and M4 Severn Bridge crossings.

Both motorways are only a short distance away, providing excellent road links to Cardiff and Bristol, and onwards to the Midlands and London which attracts a wide pool of employment across Wales and England.

Links have been further enhanced by the Severn Bridge tolls being abolished in December 2018 making Welsh commercial property an attractive option for businesses.



# CASTLEGATE BUSINESS PARK



Positioned between the M48 and M4 Severn Bridge crossings



12 miles (22 mins) from the M4 / M5 Interchange



18 miles (35 mins) from M4 junction for Cardiff City Centre.



PUBLIC  
TRANSPORT

Bus stop adjacent to Castlegate providing direct links to Chepstow, Magor and Newport on 74, 75, T7 and X74 bus services.



Caldicot train station approx. 1 mile away – serviced by Transport for Wales and Cross Country. The train station offers direct trains to major stations such as Cardiff Central, Cheltenham Spa and Birmingham New Street.



Severn Tunnel Junction approx. 3 miles away – serviced by Transport for Wales, Cross Country and Great Western Railways. The train station offers direct trains to major stations such as Cardiff Central, Cheltenham Spa, Birmingham New Street, Bristol Temple Meads, Taunton and Portsmouth Harbour.

## THE BUSINESS PARK BENEFITS FROM THE FOLLOWING AMENITIES WITHIN A SHORT DRIVE:

- Aldi and Asda supermarket within a mile
- Caldicot Castle & Country Park
- Caldicot town centre
- Chepstow Racecourse
- Celtic Manor Resort - Golf & Country Club
- Variety of local pubs and restaurants close by

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## MANAGED ENVIRONMENT

The Park comprises nearly 220,000 sq ft (20,438 sq m) of office, R&D, production and warehouse accommodation set in an attractive and well managed environment which is home to a variety of businesses including Microsemi Semiconductor and Wunda Group.

The managed environment is arranged to meet your business needs and requirements offering flexible space with favourable terms providing opportunities for your business to grow.

### CASTLEGATE BUSINESS PARK ALSO BENEFITS FROM THE FOLLOWING FEATURES:

- Flexible leases
- Competitive rents
- Air conditioning
- Manned reception
- 24 hour access and security
- Disabled access/facilities
- On-site management services
- Excellent on-site car parking
- Conference rooms
- External seating areas

**CASTLEGATE**  
BUSINESS PARK





## FLEXIBLE OFFICE SPACE

Castlegate offers a variety of offices from circa 600 sq ft (55.7 sq m) to 41,558 sq ft (3,860.9 sq m).

### SPECIFICATION INCLUDES:

- 24 hour access and secured by swipe cards
- Male, female and disabled WCs
- Carpeted
- Suspended ceilings
- Glass to ceiling height windows
- Access to conference and meeting rooms
- Air conditioning
- Full fibre internet connectivity
- Break out entrance atrium seating area

### EPC

The EPC Rating is E (122) and the full certificate can be provided on request.

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## FURTHER INFORMATION

### TERMS

The offices are available by way of a new effective full repairing and insuring lease for a term to be agreed. Further information is available on request and occupiers are responsible for all commercial business rates payable. Interested parties must rely on their own enquiries concerning business rates via Monmouthshire County Council Rates Department 01633 644644.

### LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in the transaction.

### MONEY LAUNDERING REGULATIONS 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.



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**1. Misrepresentation Act 1967** This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact. **2. Control of Asbestos Regulations 2012 (CAR 2012)** It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.



## CURRENT AVAILABILITY

The adjacent plan shows available space coloured blue where unit sizes can vary from 600 sq ft (55.7 sq m) to 41,558 sq ft (3,860.9 sq m)

Possible subdivision of the larger units are shown overleaf.

### QUOTING RENT

Rents will vary from £5.00 psf to £10.00 psf depending upon the quality of space.

### SERVICE CHARGE

The service charge includes water, gas, common areas and external lighting. The tenant's electricity costs are charged directly to tenants on a monthly basis.

The current service charge budget runs at £4.67 per sq ft per annum.

### CONTACT

For further information, please contact:



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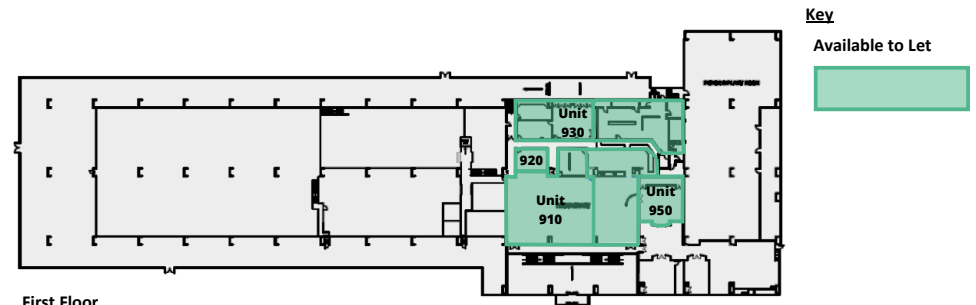
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## FLOOR PLANS



Ground Floor



First Floor

# CASTLEGATE

BUSINESS PARK



## BY DEPARTMENT LEGEND

- |  |  |
|--|--|
|  Circulation    |  Unit 1 |
|  Kitchen        |  Unit 2 |
|  Meeting rooms  |  Unit 3 |
|  Support spaces |  Unit 4 |
|  |  Unit 5 |

