

To Let



UNIT 13, MILL STREET INDUSTRIAL ESTATE, ABERGAVENNY, MONMOUTHSHIRE, NP7 5HE

- TOWN CENTRE LOCATION
- END OF TERRACE TRADE COUNTER / WORKSHOP UNIT
- GIA 221.08 SQ M (2,380 SQ FT)

Location

Abergavenny is a historic and popular market town serving a wide catchment area within the county of Monmouthshire.

Mill Street Industrial Estate is an established industrial estate located approximately 0.5 miles south of Abergavenny Town Centre. The estate is accessed from the A40 trunk road (Monmouth Road), which runs through the town and to the north of the estate providing excellent communication.

Description

Unit 13 provides trade counter/warehouse accommodation of steel portal frame construction with concrete floors, brick elevations and profile steel cladding above and to the roofs which incorporate roof lights.

Access is provided by personnel doors and steel roller shutter loading doors.

There are car parking and loading areas to the front of each unit.

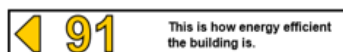
Local and national occupiers in the area include Screwfix, Motorcare, Plumb Centre, ATS Euromaster, Aldi, Worcester Electrical Distributors and Heronhurst Window & Door Centre.

Accommodation

The following areas have been measured on a Gross Internal Area (GIA) basis in accordance with the 6th edition of the RICS Code of Measuring Practice:-

Room	sq m	sq ft
Office 1	22.84	246
Office 2	15.04	162
Office 3	12.48	134
Workshop	25.46	274
Kitchen	7.96	86
Warehouse	50.51	544
Mezzanine	86.79	935
TOTAL GIA	221.08 sq m	2,380 sq ft

Energy Performance Certificate



Tenure & Terms

£15,000 per annum, exclusive.

Service Charge

A service charge is payable in regards to standard Landlord outgoings to the premises, including such items as landscaping and maintenance of the estate, insurance etc, more details are available upon request.

Rateable Value

£9,200 (2010 list)

Legal Costs

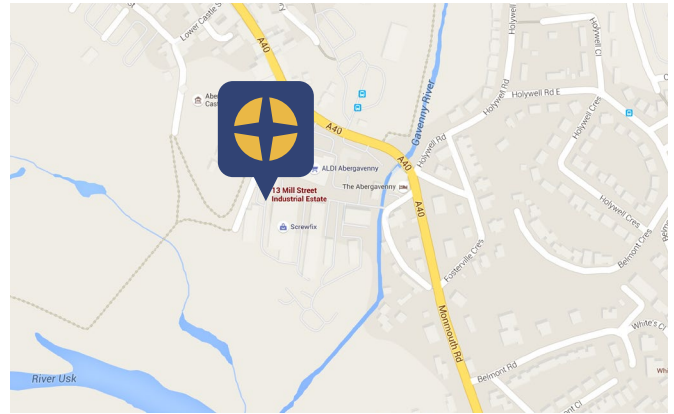
Each party is to be responsible for their own legal costs.

VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

Viewing

Strictly by appointment with sole agents Hutchings & Thomas.



Haydn Thomas

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Important Notice

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