



INDUSTRIAL TO LET

Church Farm

Llantrisant
Usk

Industrial Unit
Approx. 272.09 sq m (2,929 sq ft)

Visible from the A449 Dual carriageway
Office Accommodation
Available Immediately
Good Natural Light

Quoting £9,500 per annum



01633 508 508

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LOCATION

USK is market town situated on the river Usk and surrounded by the countryside including Wentwood Forest, the Wye Valley and Brecon Beacons National Park. The town offers an excellent range of amenities, which attract visitors throughout the year, but particularly during the summer months.

Located just off the A449, the town provides excellent transport links to Newport, Cardiff and Bristol.

The property itself is located in Llantrisant, just outside Usk. Surrounding occupiers include an MOT centre and an LGP conversion and servicing business.

DESCRIPTION

The property provides a former agricultural building that has been converted to provide a industrial/ workshop space. The unit is of steel portal frame construction with profile steel elevations and a pitched profile sheet roof with approximately 10% roof lights.

The unit is accessed via double doors and internally provides wall mounted flood lighting system and two storey office accommodation with WC's at ground floor.

The unit also has an external yard area which has the ability to be demised.

ACCOMMODATION

INDUSTRIAL UNIT 272.09 sq m (2,929 sq ft)

RATING ASSESSMENT

RATEABLE VALUE £8,200

RATES PAYABLE: (2011/12) £3,509.60 pa*

*We understand that the small business rates relief may be applicable upon this unit, however we would suggest that interested parties make their own enquiries to the local authority.

PLANNING

We understand that the property benefits from an Industrial consent however, we would advise that interested parties make their own enquires to the local authorities.

LOCAL AUTHORITY

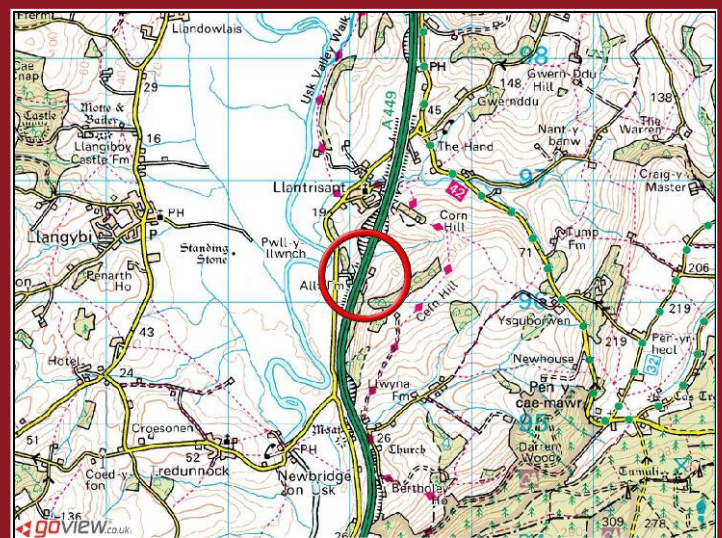
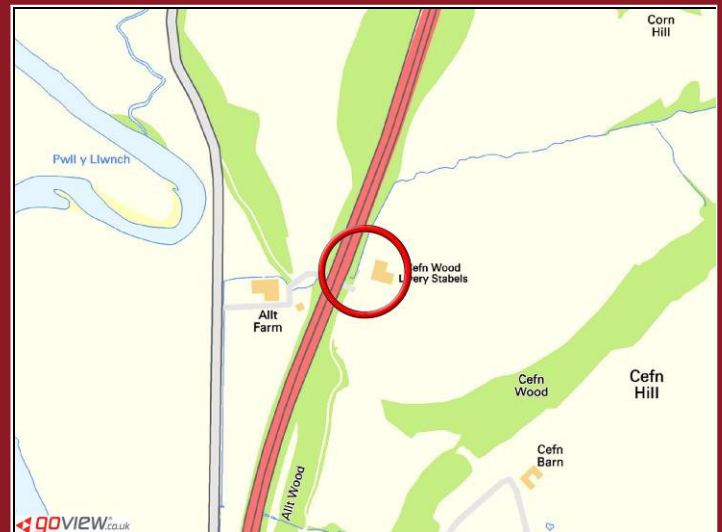
Monmouthshire County Council
County Hall
Cwmbran
NP44 2XH

Tel: 01633 644 644
Email: contact@monmouthshire.gov.uk

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

**Church Farm
Llantrisant
NP15 1LG**



Plans are provided for identification purposes only and should not be relied upon for any other purpose.

VIEWING

Should you wish to obtain any further information regarding the property, please contact one of the Surveyors below. Alternatively, additional photographs and plans, where available, can be viewed on our website by visiting www.parryscommercial.co.uk and typing the following into the search box – **Church Farm**

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