



INDUSTRIAL TO LET

**Unit 3 Wyeside Commercial Centre
Hadnock Road
Monmouth
NP25 3QG**

**Industrial/ Warehouse Unit
Approx. 517.89 sq m (5,575 sq ft)**

Established Location
Office and WC
Yard
Available Immediately

Quoting £17,500 per annum



01633 508 508

www.parryscommercial.co.uk

Regulated by RICS





Unit 3 Wyese Commercial Centre Monmouth NP25 3QG

LOCATION

MONMOUTH is a thriving border town located at the confluence of the beautiful Rivers Wye and Monnow. Located just off the A40 which in turn leads to then M50 and M4, the town has excellent transport links. With an immediate population of around 10,000 and town offers an excellent selection of individual shops, supermarkets, restaurants and pubs. In addition there are a wide variety of other amenities to suit most people's requirement.

The property is situated on Wyese Commercial Centre, just off Hadnock Road, an established industrial location within Monmouth. The property is in close proximity to the A4136 (Monmouth to Gloucester) and the A449 that in turn provides access to the M50 to the East and the M4 to the West.

DESCRIPTION

The unit is a predominantly steel frame construction with brick/block elevations and a pitched cement profile sheet roof. It provides warehouse accommodation, together with ancillary office accommodation at ground floor level.

The unit benefits from numerous loading doors and a personnel door in the front elevation. The minimum eaves height is circa 3m to the underside of the steel roof trusses. There is a w/c and small kitchen area.

To either side of the property there is good sized yard, which the unit benefits from exclusive possession of.

ACCOMMODATION

WAREHOUSE	416.43 sq m	(4,482 sq ft)
OFFICE/ANCILLARY	101.46 sq m	(1,092 sq ft)
TOTAL	517.89 sq m	(5,575 sq ft)

RATING ASSESSMENT

RATEABLE VALUE	£16,500
RATES PAYABLE: (2011/12)	£7,062 pa

Information taken from the Valuation Office Website, interested parties are advised to make their own enquiries with the Local Authority.

PLANNING

We understand that the property benefits from an B2 General Industrial planning consent. However, we advise that interested parties make their own enquiries to the local authority to seek confirmation.

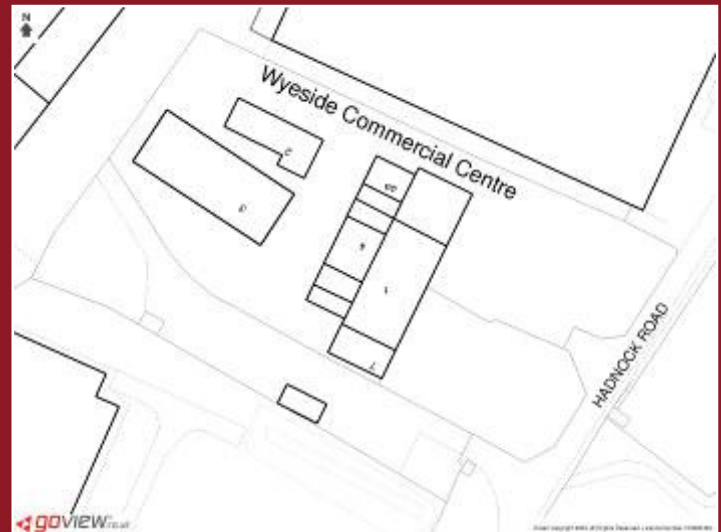
LOCAL AUTHORITY

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 and professional costs incurred in the transaction.



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 "wyese" number into the quick search box.

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