



2,500ft² – 25,000ft²
**TO LET OR
 FOR SALE**

- ✓ MODERN HIGH QUALITY OFFICE BUILDINGS
- ✓ JUNCTION 2 – M48
- ✓ CLOSE TO HISTORIC TOWN OF CHEPSTOW
- ✓ LOCAL AND REGIONAL SHOPPING FACILITIES
- ✓ AVAILABILITY OF SKILLED LOCAL WORKFORCE

TERMS

The buildings are available on a freehold or leasehold basis.
 Rent/Price on application.

RATES

The development is yet to be assessed for commercial rates so interested parties should make their own enquiries with the local rating authority.

SERVICE CHARGE

An estate charge will be levied to cover the landlord's costs of maintaining the communal estate areas. In the event that individual buildings are subdivided a building service charge will also be levied. Further details available upon request.

VIEWING

Strictly by appointment with the joint agents King Sturge and Hutchings & Thomas.



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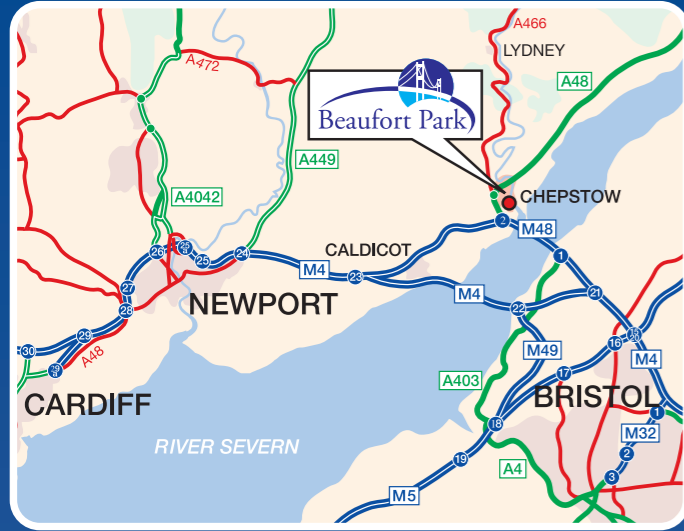


**HIGH QUALITY OFFICE BUILDINGS
 Situated in a Strategic Location**

A DEVELOPMENT BY THE **CHARNWOOD GROUP**

NOTE: The agents, for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties; statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as statements of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor. All terms quoted are exclusive of VAT unless otherwise stated.

HIGH QUALITY OFFICE BUILDINGS



LOCATION

Beaufort Park is situated in a prominent and easily accessible location, next to Junction 2 of the M48 and adjacent to the Severn Bridge. There is easy access to all locations along the M4 corridor and the M5 provides good links to the South West and the Midlands.

Chepstow town centre is approximately 1 mile to the north and has local shopping facilities and public transport links.

DESCRIPTION

A mixed use business park, providing 5 self-contained office buildings with dedicated car parking.

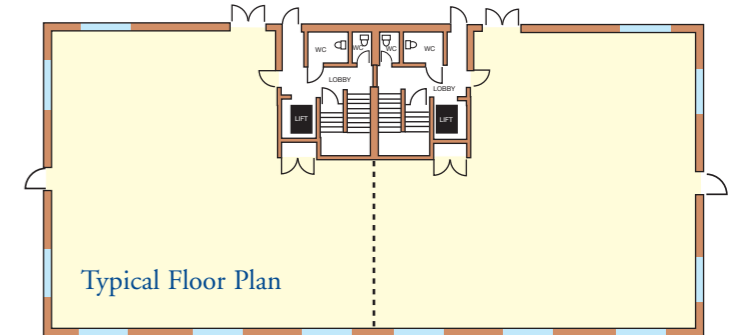
Each building is situated in a prominent position and will be constructed to a high quality specification.

Occupiers on site include Homebase, Chepstow Ford, Office Space (serviced offices), Severn Law and the Beaufort Park Dental Practice.



Plans are for identification purposes only.
Not drawn to scale.

Indicative site layout



SPECIFICATION

- Raised floors incorporating floor boxes at 1 per 10m²
- Suspended ceilings
- Recessed LG3 lighting
- Male, female and disabled wc's
- Passenger lift
- Gas central heating
- Double glazing
- Fully carpeted
- Disabled access/facilities

CAR PARKING

Dedicated car parking at 1 space per 250 ft² (net).

ACCOMMODATION

BUILDING 1A	Beaufort Park Dental Practice	2,500 ft ²	(233 m ²)
BUILDING 1A	SEVERN LAW SOLICITORS	2,500 ft ²	(233 m ²)
BUILDING 1B	TO LET	5,000 ft ²	(465 m ²)
BUILDING 2:	TO LET	10,000 ft ²	(930 m ²)
BUILDING 3:	TO LET	10,000 ft ²	(930 m ²)
BUILDING 4:	Ford	15,000 ft ²	(1,393 m ²)
BUILDING 5	Office Space	25,000 ft ²	(1,858 m ²)

* Consideration will be given to letting on a floor by floor basis and therefore office suites from 2,500 ft² (232 m²) can be provided.

