

# TO LET

## Industrial / Warehouse Units



**Units 1C and 2, Techways Industrial Estate,  
Wonastow Road, Monmouth, NP25 5JB**

- 
- Unit 1C 223.8 sq m (2,409 sq ft)
  - Unit 2 362.3 sq m (3,900 sq ft)

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**Location:**

Techways is located to the rear of Wonastow Road Industrial Estate some 2 miles south of the town centre, with easy access to the M4, J24 (via A40, A449) some 18 miles to the south.

Local occupiers include Wolsey Plumb Centre and Hereford Utilities Ltd.

**Description:**

The units are of steel portal frame construction with brick/block lower elevations and profile steel clad upper elevations supporting a pitch roof with translucent roof panels.

The units provide integral office accommodation of approximately 10% of the total floor area. Internally, the warehouses are open plan in configuration and benefit from 4.85 metre minimum internal eaves height, fluorescent strip lighting and roller shutter door access. Externally, there is a concrete service yard providing loading and car parking facilities.

**Accommodation:**

Unit No	M Sq	Sq Ft
1c	223.79	2,409
2	362.31	3,900

**Rent:**

On Application

**Rates:**

We have been informed by the Business Rates Department of Monmouthshire County Borough Council that the rates payable are:

**Unit 1C £5,246**

**Unit 2 £7,686**

For further information, please contact Monmouthshire CC (Business Rates Department).

**Terms:**

The unit is available on new FRI lease terms for a number of years to be agreed.

**Legal Costs:**

Each party is to be responsible for their own legal costs incurred in the transaction

**VAT**

All figures quoted are exclusive of VAT.

**Viewing & Further Information:**

By prior appointment with the joint letting agents: Steeptholm Property Advisors or Knight Frank.

**Contact:**

**Phil Griffiths**

Steep Holm Property Advisors

07817 265 928

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Subject to Contract August 2010