

# TO LET



## Units 11 & 12 Little Castle Business Park, Raglan, NP15 2BX

- Modern industrial unit with parking and loading.
- Established industrial location.
- From approximately 1,587 sq. ft to 3,174 sq. ft.

**£10,500 - £21,000 per annum exclusive.**

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## LOCATION

Little Castle Business Park strategically situated just off the A40 roadway approximately 0.4 km (0.25 miles) from Raglan Village Centre.

Road communications are via the A449 and A40 roadways providing a link to the M4 Motorway to the south and Abergavenny to the west.

## DESCRIPTION

The property provides a modern industrial unit of steel frame construction under pitched roofs. There are 2 no. roller shutter doors to the front elevation.

Internally, the unit provides an open plan production / warehouse area and a toilet.

To the front elevation is communal parking and loading areas.

## ACCOMMODATION

The property comprises the following approximate Gross Internal Floor Areas:

Description	SQ. M	SQ. FT
Unit 11	147.42	1,587
Unit 12	147.42	1,587
<b>TOTAL</b>	<b>294.84</b>	<b>3,174</b>

## TENURE

The property is available on a lease for a term to be agreed.

## RENT

**£10,500 per annum for a single unit or £21,000 per annum for the combined units.** Rents are exclusive of VAT and service charge.

## PLANNING

We understand that the property benefits from a B1, B2 & B8 planning consent. However, we advise that interested parties make their own enquiries.



No vehicle repairs are permitted.

## RATING ASSESSMENT

We are informed of the following information:

Rateable Value
£15,500

Interested parties are advised to make their own enquiries with the local rating authority.

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned.

## LEGAL COSTS

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

## FURTHER INFORMATION

Please view our website or Zoopla for more photographs and specific information relating to the property.

### Alternatively, please contact:

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