

Modern warehouse / industrial unit and offices

Immediately available



Totalling 92,952 sq ft
(8,635.52 sq m)



Skewfields, Lower Mill, Pontypool,
Torfaen, NP4 0XZ

To Let

Location

The property is located in a strategic location in South East Wales directly off the A4042 south of Pontypool in an established commercial location.



The site has excellent connections to the road network:

- + 2 miles from Cwmbran
- + 7 miles from junction 26 of the M4 motorway (Newport)
- + 15 miles from J30 of the M4 (Cardiff Gate)
- + 10 miles from Abergavenny



Sea:

- + 10 miles from Newport Docks
- + 21 miles to Cardiff Docks'



Air:

- + 34 miles from Cardiff airport
- + 41 miles from Bristol airport



Rail:

- + Less than half a mile from Pontypool and New Inn train station
- + Regular rail services to Newport Train Station that is situated on the main Paddington to Swansea line.

The property is set within landscaped grounds and occupies in the immediate vicinity include Premier Inn, Harvester Best Western, KFC, McDonalds and a Shell petrol filling station.

Demographics



Source: Nomis 2019

117,200

Economically active population in Newport & Torfaen

5,300

Unemployed and seeking jobs in Newport and Torfaen

11%

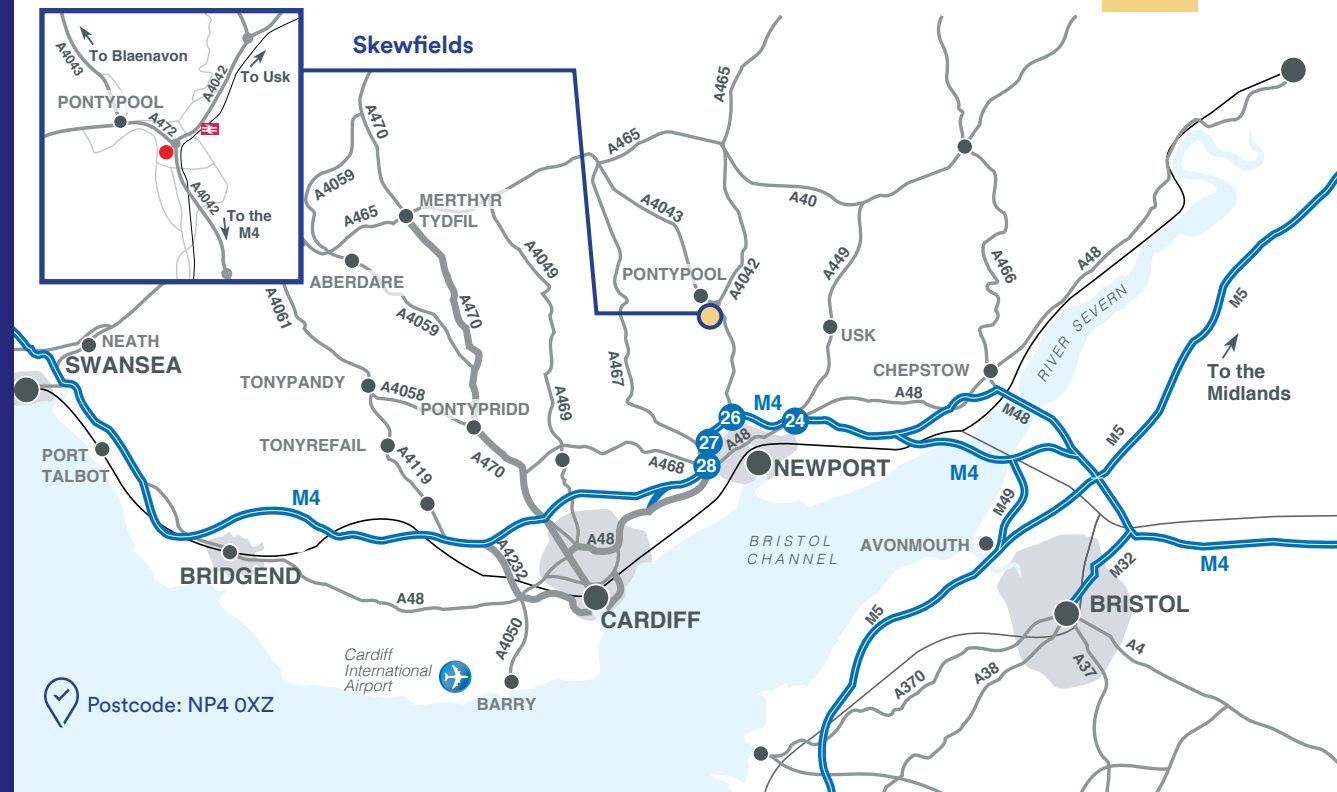
Gross weekly pay in Newport compared with the UK average

Free travel into Wales via the Severn Crossings

The abolishment of the Prince of Wales Bridge toll charge in 2018 has generated savings for businesses located in Wales and has strengthened the economic links between South Wales and the South West of England

Access to skilled labour

Coleg Gwent Pontypool Campus and University of South Wales Newport Campus offers access to skilled labour and apprenticeship opportunities.



WAREHOUSE / INDUSTRIAL UNIT

The property comprises a modern-semi detached unit of steel portal frame construction consisting of 3 bays served by an adjoining loading bay which provides access to a secure yard. There is an internal two storey office block with ancillary and WC facilities, accessed directly via the warehouse accommodation.

Accommodation

Main Warehouse	70,106 sq ft (6,513.07 sq m)
Loading Bay	4,581 sq ft (425.60 sq m)
Ground Floor Office	3,070 sq ft (285.29 sq m)
Mezzanine Office	4,316 sq ft (401.04 sq m)
Ground Floor Ancillary/Amenities	4,237 sq ft (393.64 sq m)
TOTAL (Gross Internal Area)	86,310 sq ft (8,018.64 sq m)

Key Features

- 

6 – 7.5m Eaves height
- 

Unrestricted access
- 

Loading bay served by 3 No. Level Roller Door
- 

Sprinkler system
- 

20 Parking spaces
- 

Canteen
- 

Secure site with dedicated yard area
- 

Ground floor and mezzanine office



OFFICE ACCOMMODATION

Accommodation

First Floor Office

6,642 sq ft (617.06 sq m)

Mix of open plan and cellular offices/meeting rooms benefiting from separate kitchenette facilities for office based staff. The office has suspended ceiling with recessed lighting, perimeter trunk cabling and electric wall mounted heaters.

Key Features



Passenger lift in common parts



Male/female WC in common parts



Kitchenette facilities



Unrestricted access



20 car parking spaces



Price

Rent on Application

Rateable Value

Rateable Value for the whole £160,000. The current UBR (Uniform Business Rate) is 0.535 pence in the pound for Wales for the period 1st April 2019 to 31 March 2020.

This equates to Business Rates payable of £85,600 per annum. Please contact Torfaen County Borough Council for further details.

Tenure and Terms

The warehouse and adjacent first floor offices are held on two separate leases. Both are available on a sub-lease until Apr 2024. A longer term may be available by separate negotiation with the Landlord.



Estate service Charge / Building Insurance

A service charge is levied for the upkeep and maintenance of internal and external common areas, further details and budget available on request.

The Landlord insures the Unit and recovers the annual premium from the Tenant - annual premium available upon request.

Legal Costs

Each party will be responsible for their own legal costs.

Energy Performance Certificate

Further details upon request.



Further Information

**Jenkins
Best**
jenkinsbest.com

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July 2020

**Unit 1 Skewfields -
Pontypool NP4 0XZ
TO LET**



**Scan for the
Property Video**



Subject to contract and Exclusive of VAT

Important Notice

Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.

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