



TO LET

Unit 25, Fern Close,
Crumlin, **NP11 3EH**

Business Unit - To Let, near Blackwood - Reduced Rent & Flexible Terms (until end of 2026)

- Established business location
- Close proximity to A472 (cross valley link) providing good access to the A4042, A467 and the A470
- Electric up and over loading door - 3m wide x 3m high
- Min Eaves: 3m Max Eaves: 5.1m
- Internal office and w.c facilities
- Recently decorated
- All mains services available
- Forecourt loading / car parking



Size

1,679 sq ft (155.98 sq m)

Rent

£8,400 per annum to 31/12/26.
£13,500 per annum from 1/01/27.
Rent to be increased by 3% per
annum on any leases of 5 years or
below

Location

The unit is located on Pen-y-Fan Industrial Estate on the eastern fringe of Caerphilly County Borough.

An established commercial location between Oakdale and Crumlin with a dedicated access road to the A472 at Pontllanfraith.

Approximately 4.5 miles to the east of Blackwood and 15 miles to the north of Newport and the M4 Motorway (J.28).

The property is accessed via Fern Close leading to the main estate roads.

Connectivity

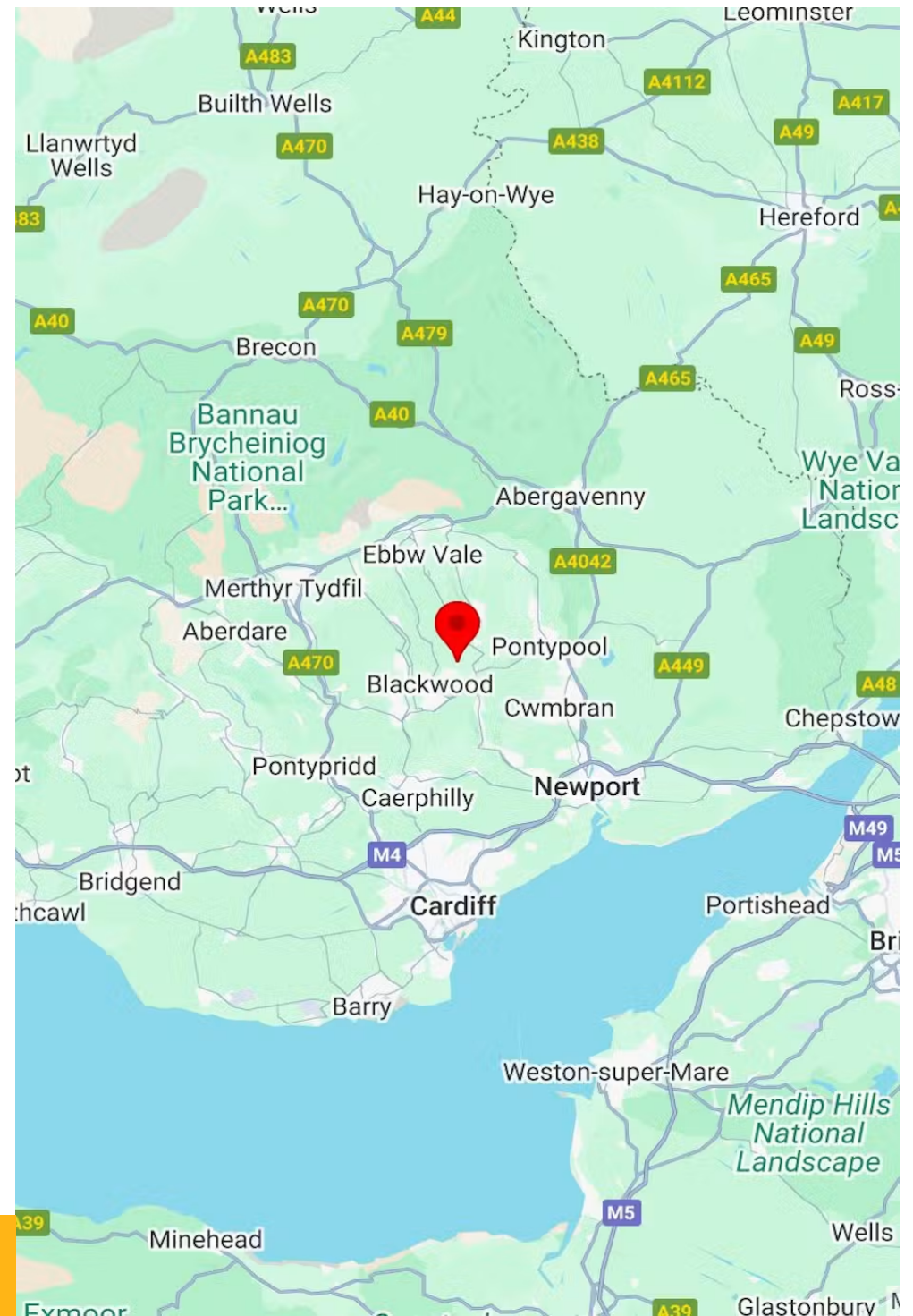
Cities

Newport	15 miles
Blackwood	4.5 miles



Road

M4 Junction 28	15 Miles
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Description

The property comprises a terraced unit of steel portal frame construction with predominantly brick elevations and upper elevations and roof clad with profile steel sheeting incorporating translucent panels.

- Forecourt parking and loading
- Internal office and W.C facilities
- Electric Up and Over Loading Door: 3m wide x 3m high
- Min Eaves hight: 3m Max Eaves height: 5.1m

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
25	1,679	156
TOTAL	1,679	156

Specification



EPC: C (68)



Minimum clear internal height (m): 3.5



Lighting Type: LED



Loading Doors (Surface level): 1



Maximum clear internal height (m): 5.1





Unit 25, Fern Close,
Crumlin, **NP11 3EH**





Viewings

Please contact Jenkins Best

Terms

The unit is available on a new Full Repairing and Insuring lease for a term of years to be agreed. Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request.

Rent

£8,400 per annum to 31/12/26. £13,500 per annum from 1/01/27. Rent to be increased by 3% per annum on any leases of 5 years or below

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £11,250
Rates Payable: £5,647.50 per annum Based on 2026 Valuation

Service charge

£2,370.36 per annum Budget Year End June 2026

Insurance

£489.43 per annum Building Insurance Premium for Year Ending June 2026

Legal Costs

Each party to bear their own costs. However, if the Tenant wishes to use the Landlord's In-House Lease, a contribution of £175 plus VAT is applicable

EPC

C (68)

VAT

Applicable

Availability

Available Immediately

Contact

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

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All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.