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Industrial

4,426 sq ft (411.19 sq m)



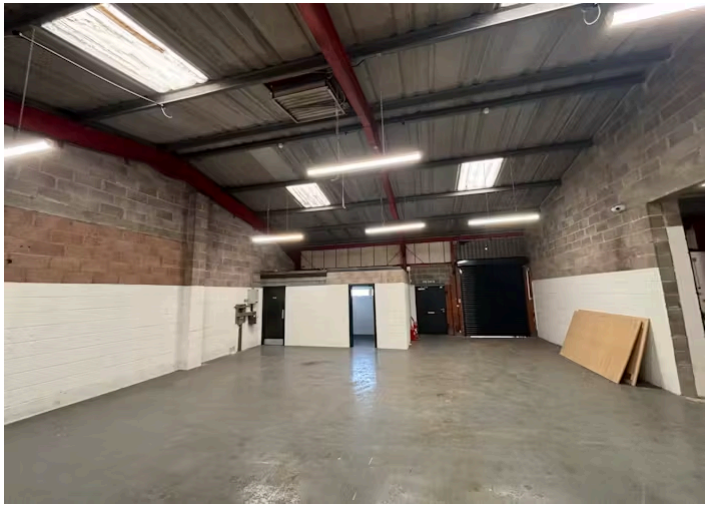
TO LET

Unit 5-7, Pontnewynydd Industrial Estate, Pontypool, NP4 6YW

Trade opportunity - Industrial / Warehouse Units To Let on popular estate

- Ideal Trade Counter location
- Units adjacent to Screwfix, Howdens & Toolstation
- New roller shutter doors installed - 3.7m w x 3.5m h (Unit 5-6) 2.0m w x 2.6m h (Unit 7)
- Minimum eaves height 3.25m, Max eaves 4.66m
- Generous forecourt parking
- Potential to create yard - by separate negotiation





Size

4,426 sq ft (411.19 sq m)

Rent

£32,250 per annum Rent payable monthly in advance.

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Location

Pontnewynydd Industrial Estate is located to the North of Pontypool, accessed via the A4042 which links to the M4 motorway at Junction 27.

Pontypool is located approximately 10 miles from Newport and 25 miles from Cardiff.

The immediate area is an established business and light industrial location and is recognised as one of the main estates serving the Cwmbran and Pontypool areas.

Occupiers on this well-established estate include Howdens Joinery,Screwfix and Castle Plumbing. Other occupiers in the area include Toolstation .

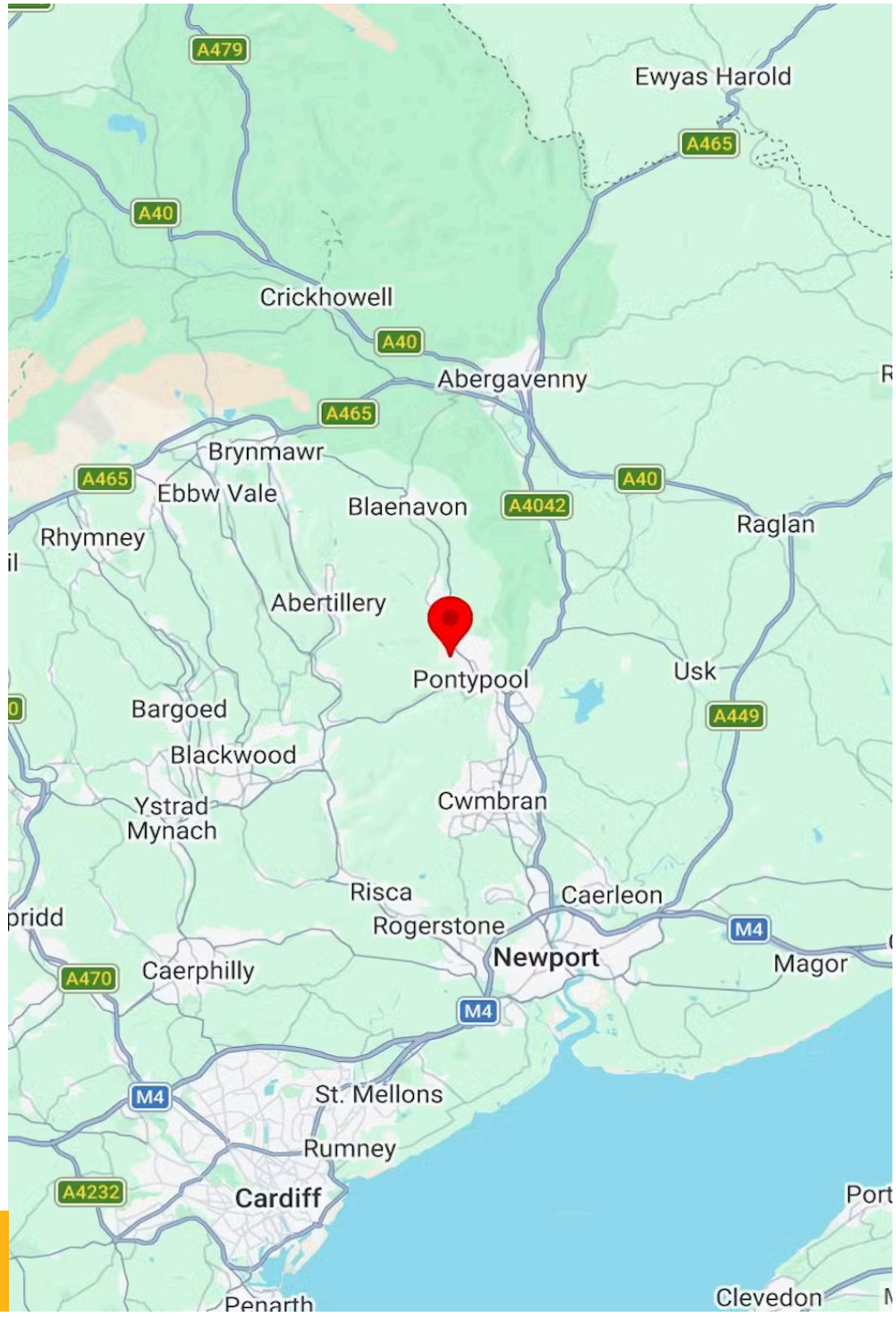
Connectivity

Cities

Newport	10 miles
Cardiff	25 miles
Pontypool	2 miles

Road

M4 (Jct 26)	8 miles



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Description

Units 5-7 Pontnewynydd Industrial Estate comprises prominent trade counter, warehouse/light industrial units.

The estate consists of two terraced trade counter units constructed with steel portal frames, part block walls, and clad elevations.

Units 5 and 6 are combined, offering a total gross internal area of approximately 2,962 sq ft. These units feature predominantly open-plan layouts, two level access roller shutter doors, a separate pedestrian entrance, and WC facilities.

Unit 7 is available to be combined with Units 5 and 6, providing a total combined area of 4,426 sq ft. It includes a single level roller shutter door, a separate pedestrian entrance, and WC facilities. The units have minimum eaves heights of 3.25m, rising to 4.65m.

- Steel portal frame construction
- Profiled steel sheet cladding with part brickwork (front elevation)
- Pitched roof incorporating translucent light panels
- Minimum eaves height 3.25m, Max eaves 4.66m
- New roller shutter doors installed - 3.7m w x 3.5m h (Unit 5-6) 2.0m w x 2.6m h (Unit 7)
- W.C's
- LED lighting
- All mains services available
- Forecourt loading
- Generous parking provision

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
5-6	2,962	275
7	1,464	136
TOTAL	**4,426**	**411**

Specification

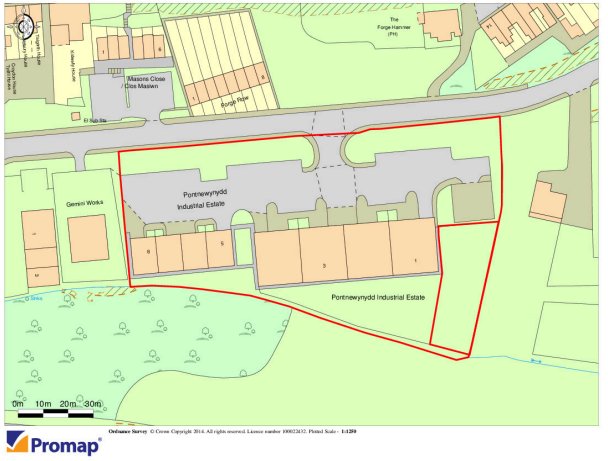
EPC:

Loading Doors (Surface level): 2

Maximum clear internal height (m): 4.66

Lighting Type: LED

Minimum clear internal height (m): 3.25



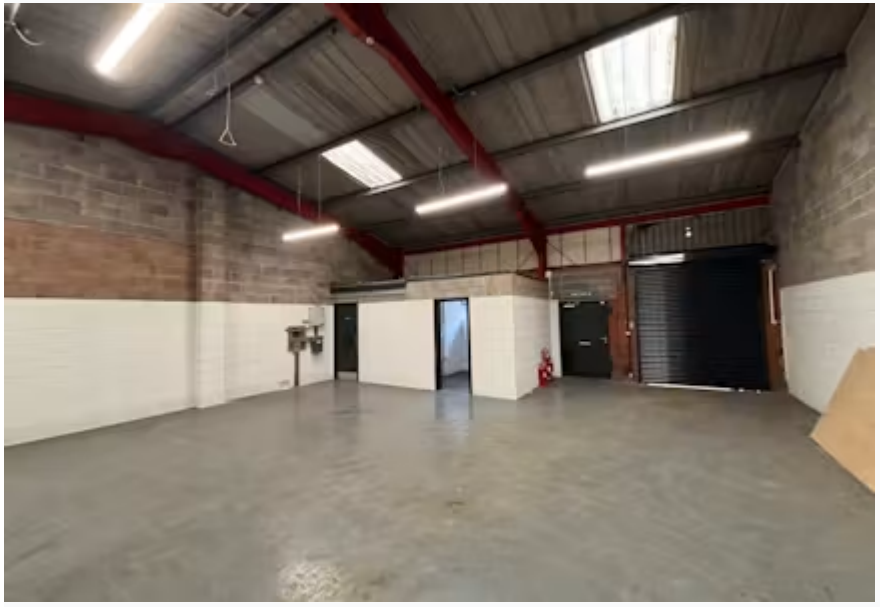
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Viewings

Please contact Jenkins Best

Terms

The units are available on a New Full Repairing and Insuring Lease for a term to be agreed.

Rent

£32,250 per annum Rent payable monthly in advance.

Lease Terms

New Lease

Business rates

Rates Payable: based on 2026 valuation.

Service charge

£3,685.38 per annum Service charge budget Year ending March 2027

Insurance

£1,924.73 per annum Insurance for the year ending June 2026

Legal Costs

Each party to bear their own costs

VAT

Applicable

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