

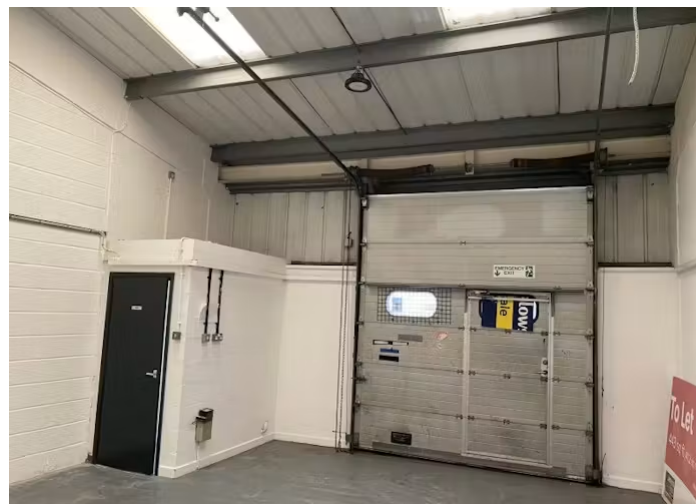


TO LET

Unit 15, Pontymister Industrial Estate,
Risca, **NP11 6NP**

Available July - Industrial / Warehouse Unit To Let on popular estate.

- Well located trade / industrial estate
- Adjacent to A467 dual carriageway
- Occupiers on the estate include Screwfix, Choice Trade Frames & Lextan
- Estate adjacent to Tesco Extra, Aldi and KFC.
- Up and over loading door - 2.6 m wide, 3m high
- Minimum clear internal height (m): 3.5
- Recently externally refurbished
- LEDs
- Unit may benefit from 100% small business rates relief - please contact CCBC
- *Internal Photos taken 2022 - to be updated



Size

443 sq ft (41.16 sq m)

Rent

£7,300 per annum Rent to be increased by 3% per annum on any leases of 5 years or below

Location

Pontymister Industrial Estate is conveniently situated adjacent to the A467 dual carriageway which provides direct access to Junction 28 of the M4 Motorway, approximately 4 miles to the south.

The estate is a popular trade and industrial location - occupiers on the estate include Screwfix, Choice Trade Frames and Lextan.

The estate is adjacent to Tesco Extra, Aldi and KFC.

Connectivity

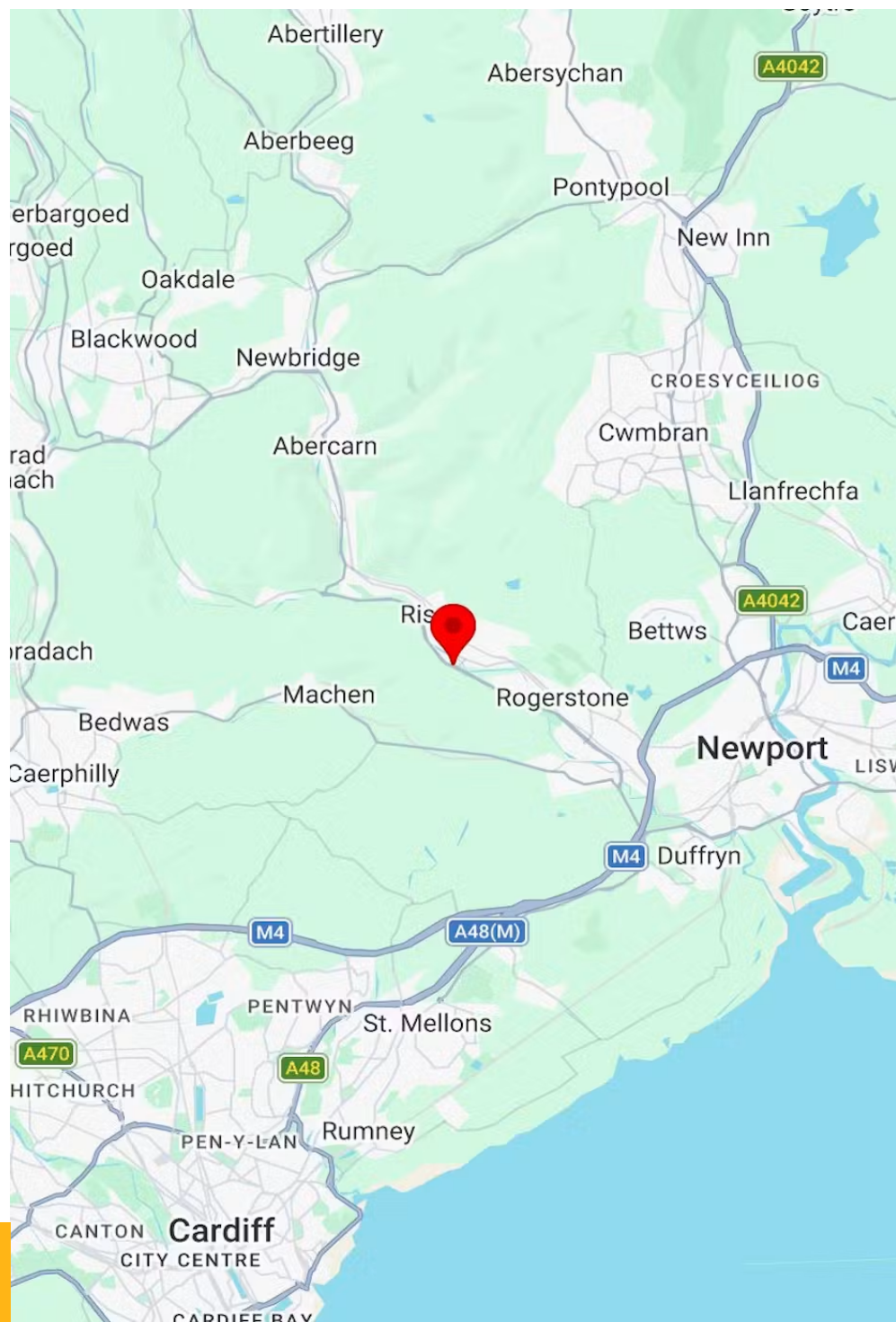
Road

M4 Jct 28	4 miles
M4 Jct 27	3 mile



Cities

Risca	0.3 miles
Cardiff	14 miles



Description

Well located light industrial / warehouse / trade unit.

Occupiers on the Estate include Screwfix, and Lextan.

Adjacent to Tesco Extra, Aldi and KFC.

Unit 15 is available by way of a new Lease for a term of years to be agreed.

- Lighting - LED
- Up and over loading door - 2.6 m wide, 3m high
- Maximum clear internal height (m): 4.45
- Minimum clear internal height (m): 3.5
- Steel fire door
- WC
- Services: Metered

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
15	443	41
TOTAL	443	41

Specification



EPC: C (56)



Loading Doors
(Surface level): 1



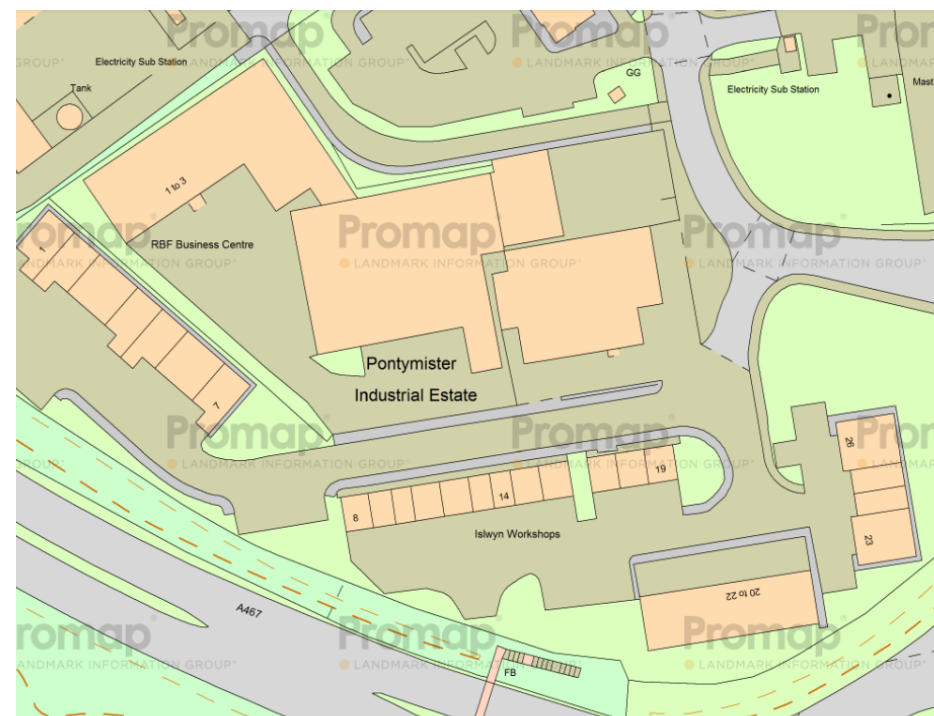
Minimum clear internal
height (m): 3.5



Maximum clear
internal height (m):
4.45

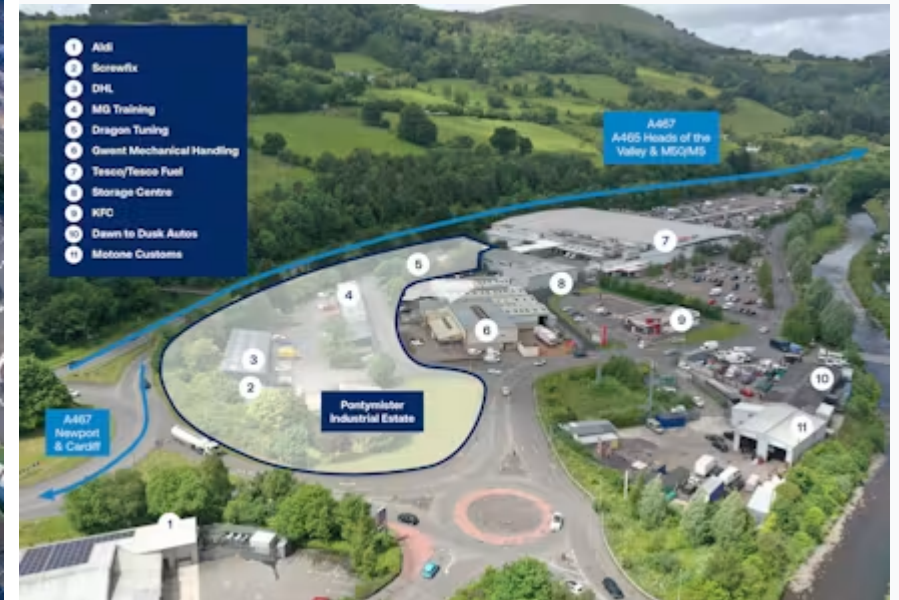


Lighting Type: LED





Unit 15, Pontymister Industrial Estate, Risca, NP11 6NP



Sat Nav. NP11 6NP

///begun.mice.firepower



Terms

The unit is available by way of a new Full Repairing and Insuring Leases for a term of years to be agreed.

Small business rates relief

The unit may qualify for an element of small business rates relief:
<https://businesswales.gov.wales/topics-and-guidance/business-tax-rates-and-premises/business-rates-wales#guides-tabs--2>

Rent

£7,300 per annum 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: £6,200
Rates Payable: £3,112.40 per annum Based on 2026 Valuation

Service charge

£584.83 per annum Budget Year End Sept 26

Insurance

£170 per annum 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 (56)

VAT

Applicable

Availability

Available Immediately

Contact

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