



TO LET

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

Trade opportunity - Industrial / Warehouse Units To Let on popular estate - Reduced Rent & Flexible Terms (until end of 2026)

- Ideal Trade Counter location
- Units adjacent to Screwfix, Howdens & Toolstation
- New roller shutter doors installed - 3.7m w x 3.5m h
- Minimum eaves height 3.25m, Max eaves 4.66m
- Generous forecourt parking



Size

2,962 sq ft (275.18 sq m)

Rent

£13,332 per annum to 31/12/26.
£21,000 per annum from 1/01/27.
Rent to be increased by 3% per
annum on any leases of 5 years or
below

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

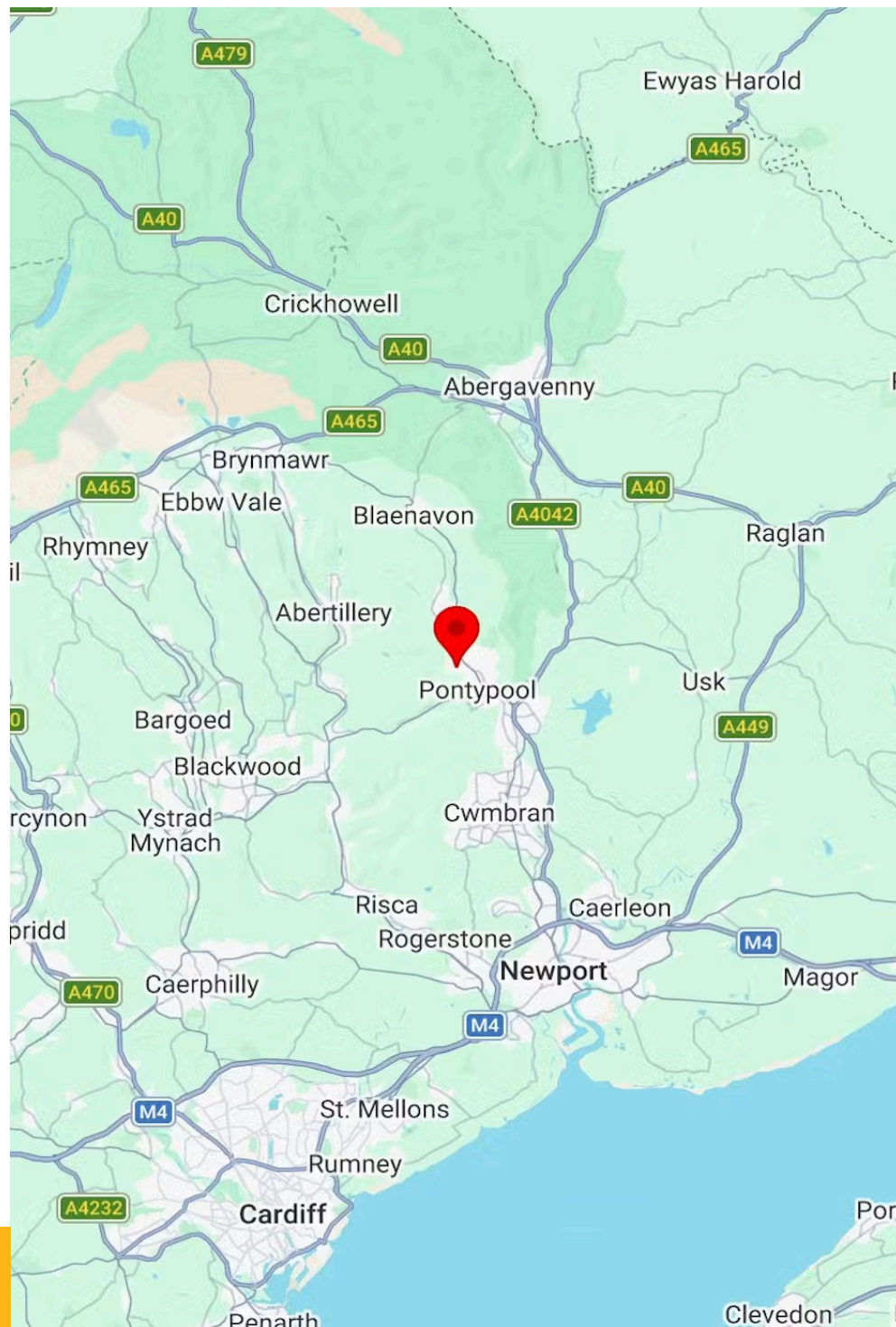
Cities

Newport	10 miles
Cardiff	25 miles
Pontypool	2 miles



Road

M4 (Jct 26)	8 miles
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Description

Units 5-6 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
- 2 roller shutter doors - 3.7m w x 3.5m h
- 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
TOTAL	2,962	275

The accommodation comprises the following areas:

Specification



EPC:



Loading Doors
(Surface level): 2



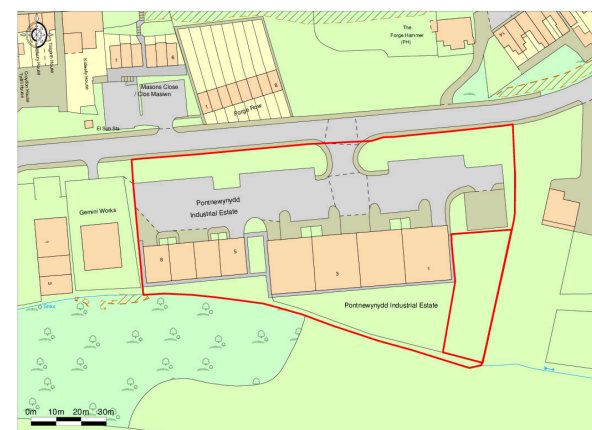
Maximum clear
internal height (m):
4.66



Lighting Type: LED



Minimum clear internal
height (m): 3.25





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



Sat Nav. NP4 6YW

///animates.projects.gown



Sat Nav. NP4 6YW



Viewings

Please contact Jenkins Best

Terms

The units are available on a New Full Repairing and Insuring Lease for a term 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

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Lease Terms

New Lease

Business rates

Rateable Value: £14,750

Rates Payable: £7,404.50 per annum based on 2026 valuation.

Legal Costs

Each party to bear their own costs

VAT

Applicable

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

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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.