Jenkins Best
jenkinsbest.com

Industrial

2,962 sq ft (275.18 sq m)



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

Jenkins Best
jenkinsbest.com

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 .

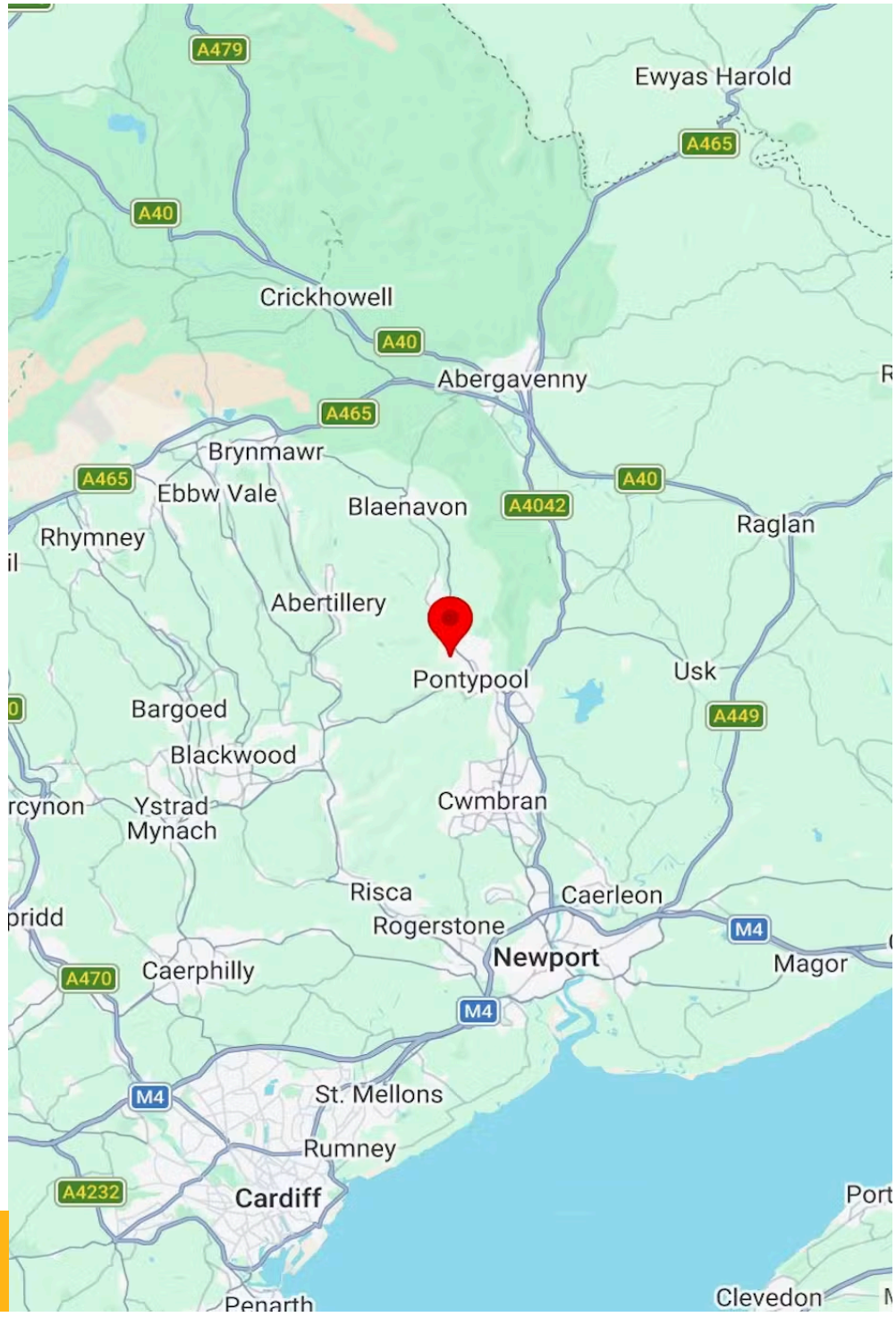
Connectivity

Cities

Newport	10 miles
Cardiff	25 miles
Pontypool	2 miles

Road

M4 (Jct 26)	8 miles



Jenkins Best
jenkinsbest.com

///animates.projects.gown

what3words

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

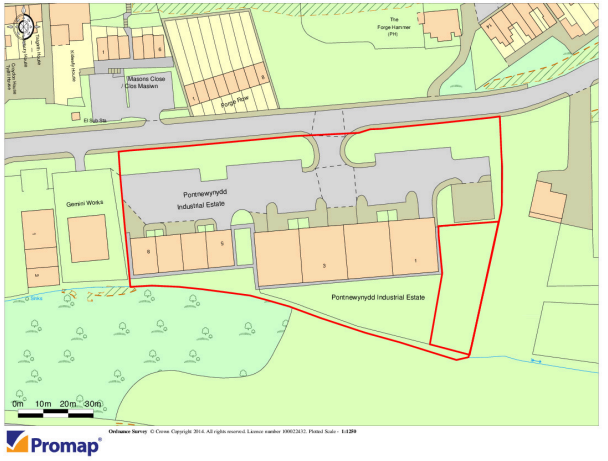
EPC: EPC

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







Jenkins Best
jenkinsbest.com



Sat Nav. **NP4 6YW**

///animates.projects.gown

what3words


Sat Nav. NP4 6YW
HONDENS
///animates.projects.gown
what3words

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

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

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

Contact

Craig Jones
02920 34 00 33 | 07867 393494
craig@jenkinsbest.com

Hayley Macentee
02920340033
hayley@jenkinsbest.com

Amelia Nicholas
02920 340 033 | 07703 975 677
amelia@jenkinsbest.com

Tom Rees
02920 340033 | 07557 161491
tom@jenkinsbest.com

7 Ty-Nant Court, Morganstown,
Cardiff, CF15 8LW, UK

029 2034 0033
jenkinsbest.com

Regulated by RICS

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.
All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

Any intended purchaser/lessor must satisty itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The vendor/lessor does not make or give and neither Jenkins Best nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.

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.

07/09/2026