

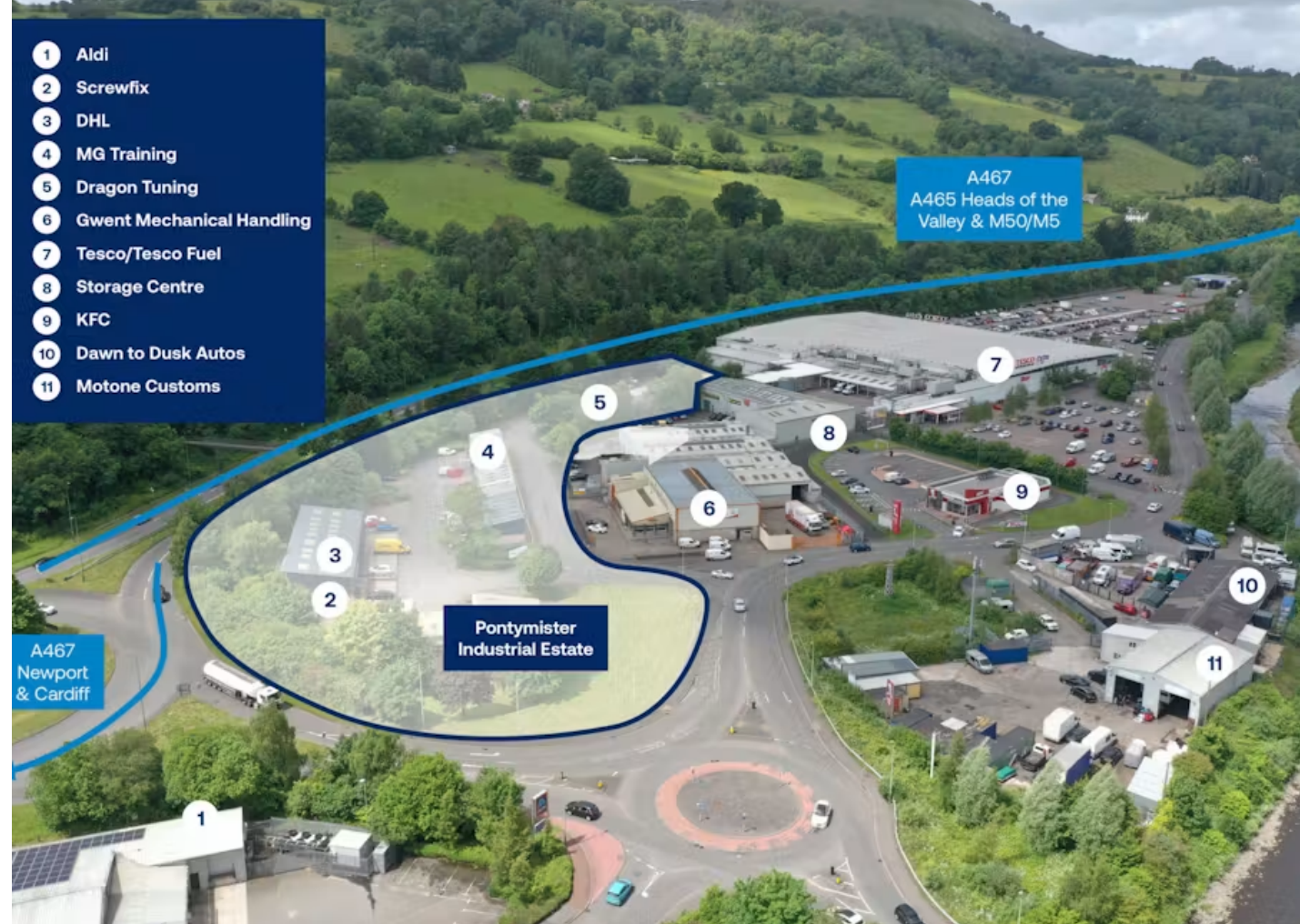


TO LET

Unit 10, Pontymister Industrial Estate,
Risca, **NP11 6NP**

Available September - 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
- LEDs to be installed
- Unit may benefit from 100% small business rates relief - please contact CCBC
- New EPC instructed
- Available September



Size

329 sq ft (30.57 sq m)

Rent

£5,500 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

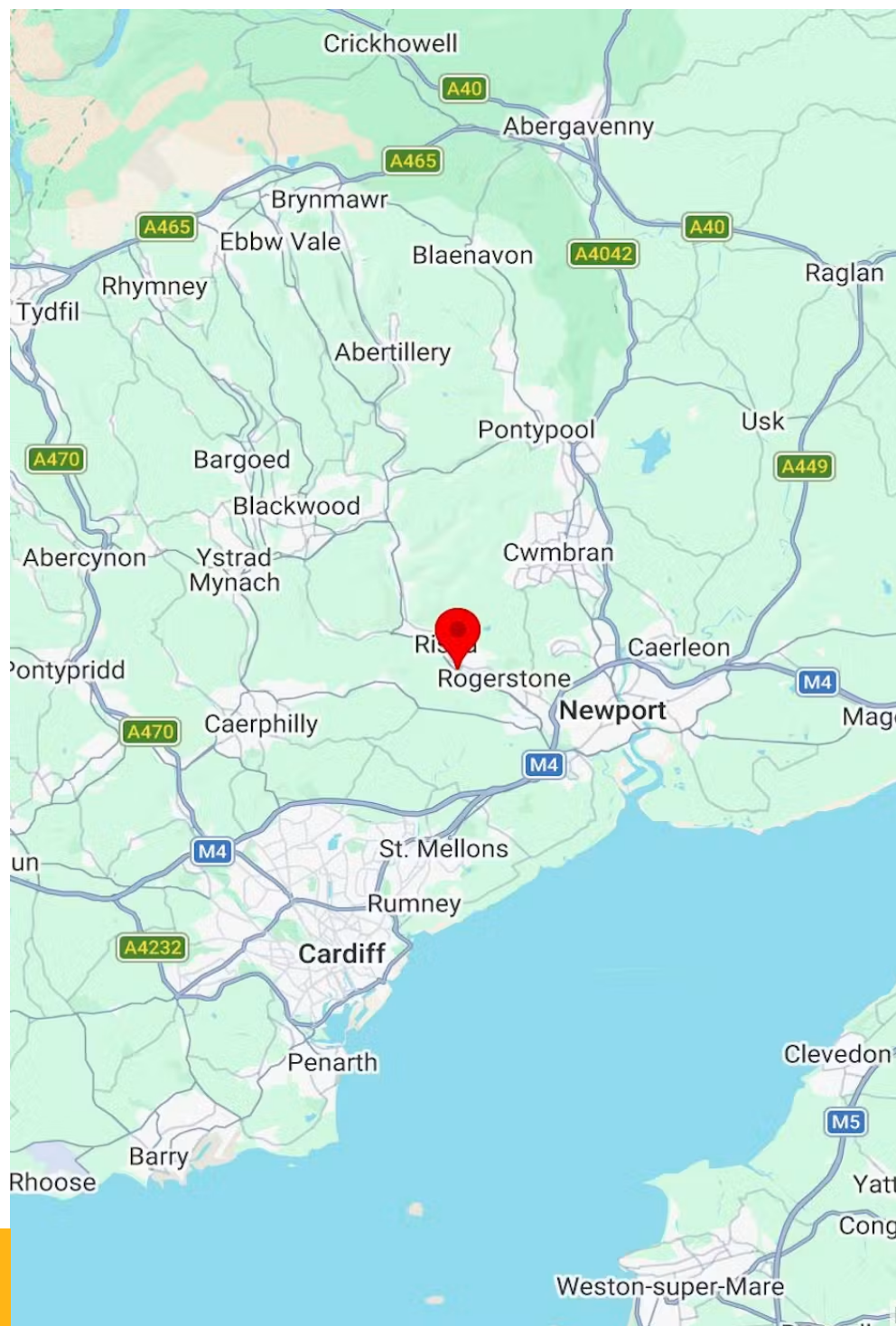
Road

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, Choice Trade Frames and Lextan.

Adjacent to Tesco Extra, Aldi and KFC.

Unit 10 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)
10	329	31
TOTAL	329	31

Specification



EPC:



Minimum clear internal height (m): 3.5



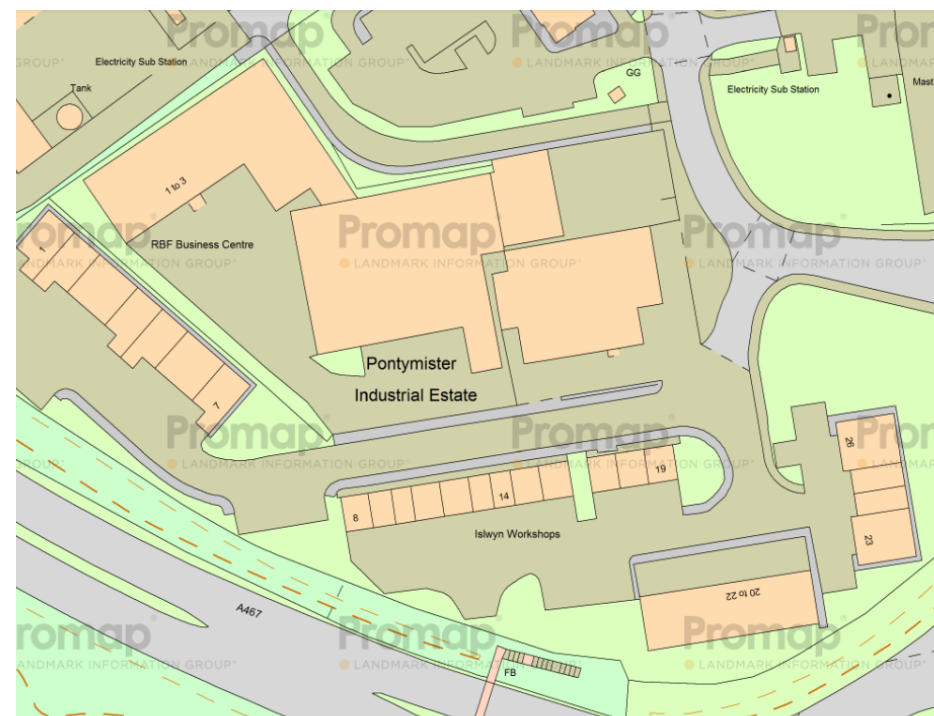
Lighting Type: LED



Loading Doors (Surface level): 1



Maximum clear internal height (m): 4.45





**Unit 10, Pontymister Industrial Estate,
Risca, NP11 6NP**



Sat Nav. NP11 6NP

///begun.mice.firepower



Viewings

Please contact Jenkins Best

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

£5,500 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: £4,650
Rates Payable: £2,334.30 per annum Based on 1 April 2026 Valuation

Service charge

£436.60 per annum Budget Year End Sept 26

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

VAT

Applicable

Availability

Available Immediately

Contact

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Best**
jenkinsbest.com



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.

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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.