



TO LET

Unit 13, Mill Street Industrial Estate,
Abergavenny, **NP7 5HE**

Well located light industrial / trade counter / warehouse unit (1,866 sq ft)

- Key trade counter location
- Close proximity to town centre, A40 and A465
- Car parking/forecourt area
- Steel portal frame
- Minimum eaves height of 4.5 metres
- Maximum eaves height of circa 5.7 metres
- Single level roller shutter door 3.5mw x 3.75m h



Size

1,866 sq ft (173.36 sq m)

Rent

Rent on application

Location

Abergavenny is historic and busy market town with a population of approximately 12,500 people and is located some 19 miles north of Newport, 30 miles north east of Cardiff and 25 miles south of Hereford.

The town benefits from excellent road access with the A40 dual carriageway linking directly to the A449 which in turn provides access to the M50 to the north and the M4 to the south. To the east the A465 Heads of the Valleys Road links to Merthyr Tydfil and Swansea to the west.

Connectivity

Road

M4/M5 Interchange	8.5 miles
A40	0.5



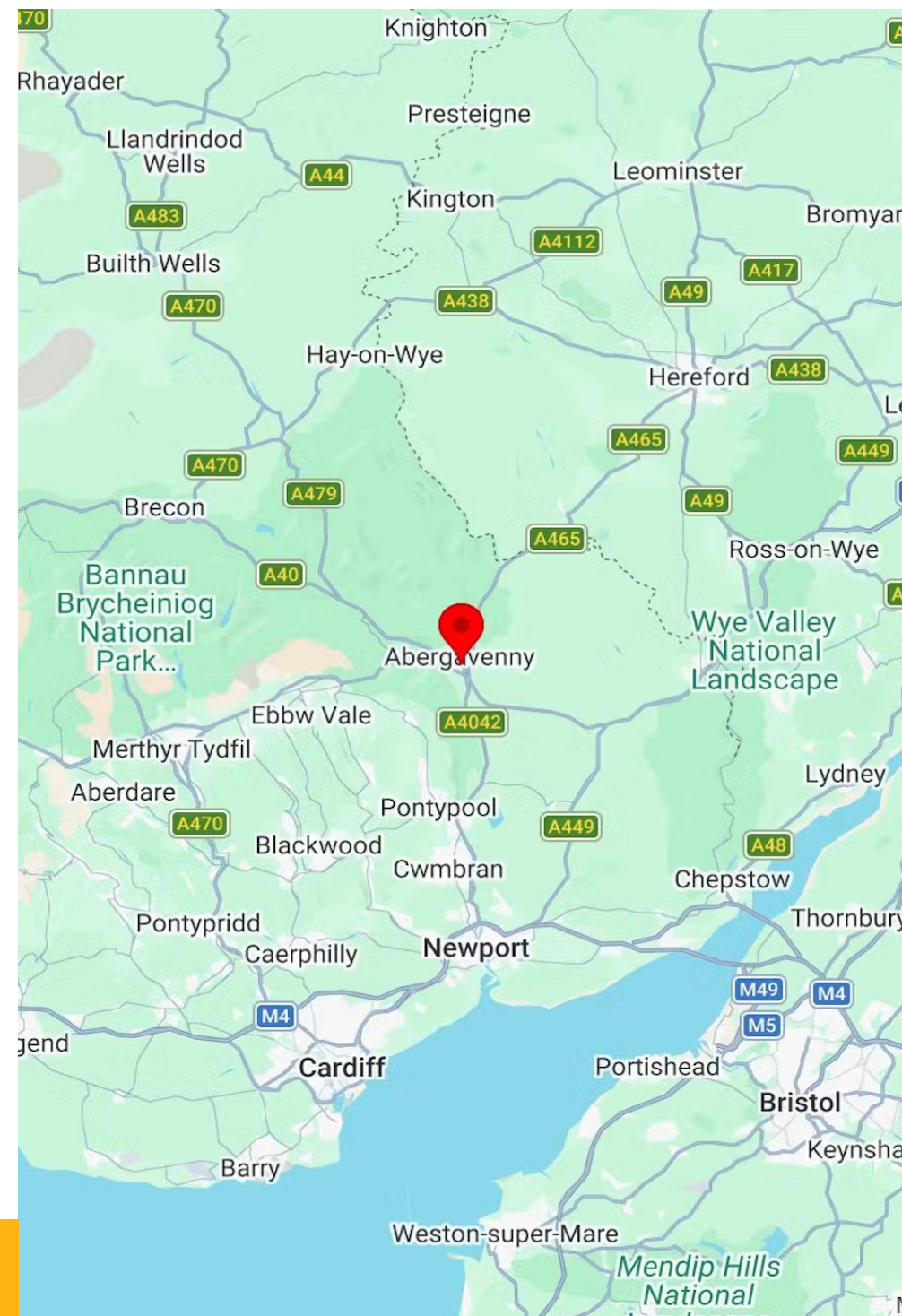
Train Stations

Abergavenny Train Station	0.5 miles
Cardiff Central	32 miles



Airports

Cardiff Airport	57 miles
Bristol Airport	54 miles



Description

Mill Street Industrial Estate is the main light industrial / trade location serving Abergavenny and its immediate surrounds. The estate is located at the edge of the Town Centre adjacent to an ALDI supermarket.

The estate comprises four terraces of modern light industrial / warehouse units. All the units are of steel portal frame construction with concrete floors and an approximate minimum eaves height of 4.5 metres and maximum height of circa 5.7 metres. Each unit is served by a single level roller shutter door with an approximate height of 3.75 metres and width of 3.5 metres and also a single pedestrian door.

There is car parking and loading areas to the front of the unit.

The estate is recognised as the leading trade counter location for the town and surrounding area, occupiers on the estate include Screwfix and, Plumb Centre.

- Steel portal frame
- Minimum eaves height of 4.5 metres
- Maximum eaves height of circa 5.7 metres
- Single level roller shutter door 3.5m w x 3.75m h
- WC

Specification



EPC: B (32)



Level Access: 1



Minimum clear internal height (m): 4.5



Loading Doors (Surface level): 1



Car Parking



Maximum clear internal height (m): 5.7



Unit 13, Mill Street Industrial Estate,
Abergavenny, **NP7 5HE**

Sat Nav. NP7 5HE



///paramedic.caressed.intent





Terms

The units are available on a new Full repairing and Insuring (FRI) lease for a term of years to be agreed. Leases will be excluded from the Landlord and Tenant Act 1954.

Planning

Please contact Monmouthshire County Council for additional information /queries in respect of planning / permitted use

Rent

Rent on application

Lease Terms

A term of years to be agreed

Business rates

Rateable Value: £17,000

Rates Payable: £8,534 per annum based on 2026 valuation

Service charge

£1,346.97 per annum plus VAT Service Charge
Budget Year Ended 23rd June 2027

Insurance

£1,123.16 per annum current annual building insurance premium applicable to Unit 13

Legal Costs

Each party to bear their own costs

EPC

B (32)

VAT

Applicable

Availability

Available Immediately

Contact

Craig Jones

02920 34 00 33 | 07867 393494

craig@jenkinsbest.com

Amelia Nicholas

02920 340 033 | 07703 975 677

amelia@jenkinsbest.com

Henry Best

07738 960012

henry@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

**Jenkins
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.

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 satisfy 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.