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Industrial

1,866 sq ft (173.36 sq m)



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

£20,500 per annum plus VAT

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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

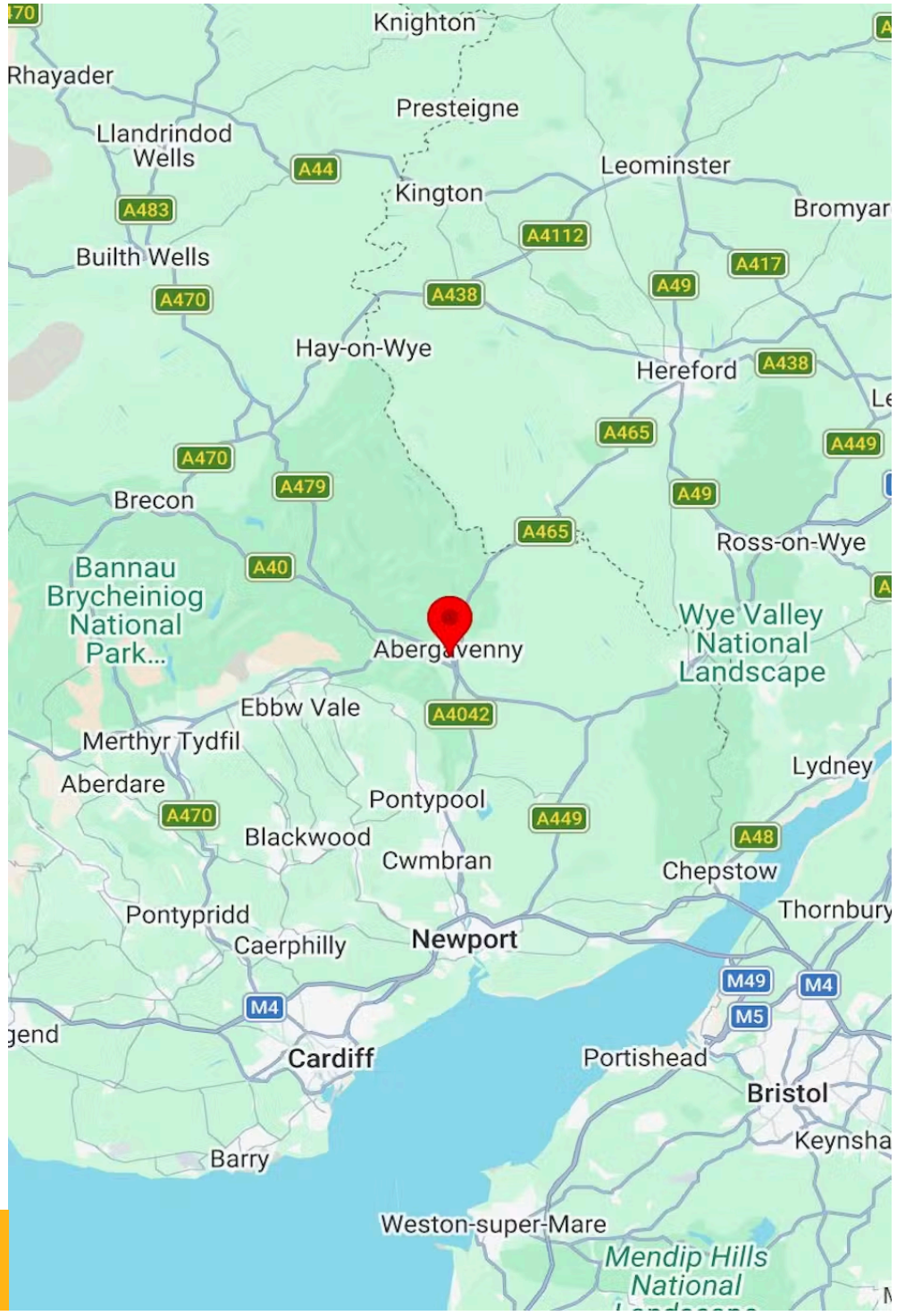
M4/M5 Interchange	8.5 miles
A40	0.5

Train Stations

Abergavenny Train Station	0.5 miles
Cardiff Central	32 miles

Airports

Cardiff Airport	57 miles
Bristol Airport	54 miles



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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 Screwfi 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 3.5mw x 3.75m h
- WC

Specification

EPC: B (32)

Loading Doors (Surface level): 1

Level Access: 1

Car Parking

Minimum clear internal height (m): 4.5

Maximum clear internal height (m): 5.7

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HERONHURST Window & Door Studio
TO LET
MILL STREET
INDUSTRIAL ESTATE
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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

£20,500 per annum plus VAT

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

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Contact

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Regulated by RICS

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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.

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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.