

Last Two Units

AVAILABLE TO LET

MODERN LIGHT INDUSTRIAL ACCOMMODATION
From 136m² (1,464ft²)



PONTNEWYNYDD INDUSTRIAL ESTATE
PONTYPOOL
NP4 6YW

Fletcher
Morgan
029 2037 8921

Chartered Surveyors
25 Park Place Cardiff CF10 3BA
www.fletchermorgan.co.uk

LOCATION

Pontnewynydd Industrial Estate is situated to the North of Pontypool, accessed via 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. Pontnewynydd Industrial Estate is a recognised industrial estate serving the Cwmbran and Pontypool.

DESCRIPTION

Pontnewynydd Industrial Estate is constructed in 2 terrace blocks of units, Units 1-4 and 5-8.

- The units are constructed of steel portal frame with clad and brick elevations, under a pitched roof.
- Internally the accommodation benefits from office pod and WC.
- The warehouse areas provide access through roller shutter access doors.
- Car parking is provided to front of units, together with private skip / bin areas.

ACCOMMODATION

The subject property comprises the following accommodation, measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Please see attached schedule.

TENURE

The units are available by way of new leases, for length terms to be agreed, to incorporate periodic upward only open market rental reviews.

RENTAL

Unit 7 Rental - £6,588 pa

Unit 8 Rental - £6,588 pa

RATES

The current Rateable Value and Rates Payable of the property for the period 2014/2015 based on UBR multiplier of 47.3p is:

Unit 7 RV £4,350 RP £2,057.55 pa

Unit 8 RV £4,400 RP £2,081.20 pa

We strongly advise all interested parties they must rely on their own enquiries to relevant Local Authority Rates department.

V.A.T.

All figures quoted are exclusive of V.A.T. where applicable.

ENERGY PERFORMANCE RATING

The property has the following energy performance rating:

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

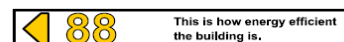
D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient



LEGAL COSTS

Each party is to bear their own legal and professional costs incurred in the transaction.

VIEWING

Strictly by appointment with Sole Agents Fletcher Morgan.

Contact: Matthew Jones

029 2037 8921

matthew.jones@fletchermorgan.co.uk

Rhodri Roberts

rhodri.roberts@fletchermorgan.co.uk



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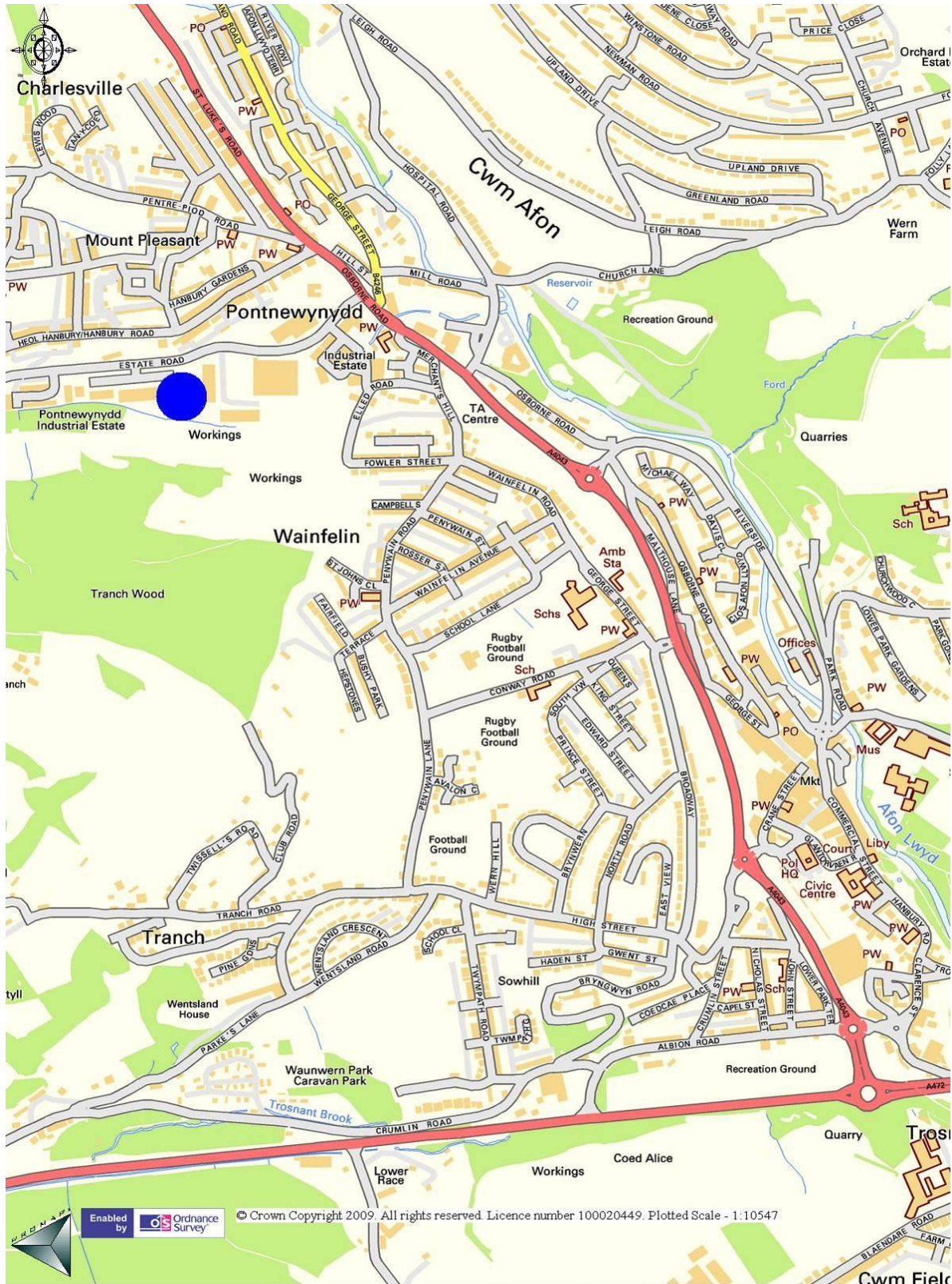


RICS

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"Fletcher Morgan (and its subsidiaries and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Fletcher Morgan cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Fletcher Morgan (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Fletcher Morgan (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at any property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such for their requirements.

27/08/2014



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UNIT	ACCOMMODATION	METRIC	IMPERIAL	AVAILABILITY	RENTAL
Unit 1 Comprising warehouse with substantial side yard	2 storey offices Warehouse Total	81.02m ² <u>329.72m²</u> 410.74m²	872ft ² <u>3,549ft²</u> 4,421ft²	NOW LET	NOW LET
Unit 2 Comprising warehouse unit	2 storey offices Warehouse Total	89.13m ² <u>327.60m²</u> 416.73m²	959ft ² <u>3,526ft²</u> 4,485ft²	NOW LET TO HOWDENS JOINERY	NOW LET TO HOWDENS JOINERY
Unit 3 Comprising warehouse unit	2 storey offices Warehouse Total	84.17m ² <u>329.88m²</u> 414.05m²	906ft ² <u>3,551ft²</u> 4,457ft²	HOW LET TO HOWDENS JOINERY	NOW LET TO HOWDENS JOINERY
Unit 4 Comprising warehouse unit	2 storey offices Warehouse Total	81.50m ² <u>338.51m²</u> 420.01m²	878ft ² <u>3,643ft²</u> 4,521ft²	NOW LET	NOW LET
Units 5&6 Comprising warehouse unit	Total	276.07m²	2,972ft²	NOW LET	NOW LET
Unit 7 Comprising warehouse unit	Total	136.01m²	1,464ft²	Available now	£6,588 pa equating to £4.50 psf
Unit 8 Comprising warehouse unit	Total	136.01m²	1,464ft²	Available now	£6,588 pa equating to £4.50 psf

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