



Unit 12

Willow Road, Crumlin, NP11 4EG

Good quality, refurbished warehouse

4,481 sq ft
(416.30 sq m)

- Good Quality warehouse/light industrial unit
- Busy Trading location with access to South Wales Road Network
- Minimum clear head height 3.6m
- Single Level loading Roller Shutter
- Available Sept 2023

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Summary

Available Size	4,481 sq ft
Rent	£6.55 per sq ft £29,350 p/a
Rates Payable	£2.06 per sq ft £ 9228.75 per annum
Rateable Value	£17,250
Service Charge	£1,517.97 per annum Current year 2023
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (88)

Description

12 Willow Road, Crumlin comprises a warehouse/light industrial unit incorporating warehouse, office and welfare. The units are of steel portal frame construction with steel profile sheet cladding and brickwork elevations under an asbestos cementitious roof.

The units offer open plan warehouse accommodation accessed via a single level loading roller shutter door with separate pedestrian access. A minimum eave height of 3.6 metres rising to 5.9m at the apex. The units also benefit from integral WC and office accommodation.

Externally, there is a generous circulation and car parking provision.

Location

The property is located on Pen Y Fan Industrial Estate, an established industrial and commercial district located in Crumlin approximately 20 miles north of Cardiff and 13 miles North West of Newport. The subject property is located near other commercial occupiers, such as Border Group and Abingdon Flooring.

The property benefits from good links to the South Wales Road Network, situated 11 miles north of Junction 28 of the M4, via the A467 and B4591, providing excellent accessibility west to Cardiff and Swansea and east to Bristol.

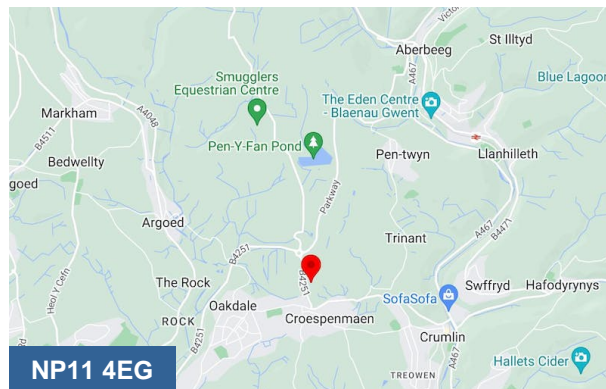
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 12	4,481	416.30	Available
Total	4,481	416.30	

Terms

Unit 12 is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.



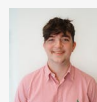
Viewing & Further Information



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