



## Unit 15

Willow Road, Crumlin, NP11 4EG

### Good quality, refurbished warehouse

**4,593 sq ft**  
(426.70 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

# Unit 15, Willow Road, Crumlin, NP11 4EG

## Summary

<b>Available Size</b>	4,593 sq ft
<b>Rent</b>	£6.50 per sq ft
<b>Rates Payable</b>	£9,694.50 per annum
<b>Rateable Value</b>	£17,250
<b>Service Charge</b>	£153.25 per annum Current year 2023
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (88)

## Description

15 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.

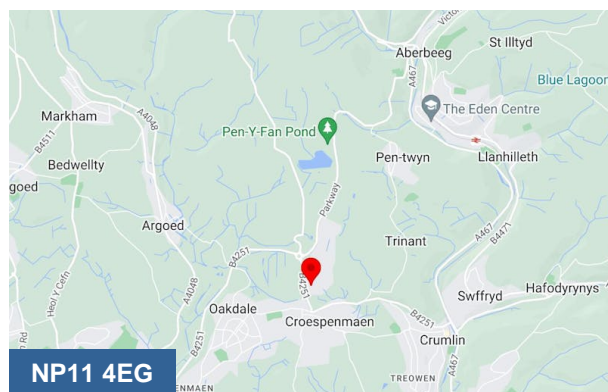
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 15	4,593	426.70	Available
<b>Total</b>	<b>4,593</b>	<b>426.70</b>	

## Terms

Unit 15 is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.



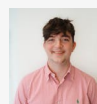
## Viewing & Further Information



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