



**25,610 Sq Ft (2,379.23 Sq M)**

## **Property Highlights**

- **High-quality manufacturing / warehouse unit**
- **2.05 acre site with additional 2.35 acre potential expansion land**
- **Electronically operated roller shutter door**
- **Situated in a well-established trading location**
- **Excellent road connectivity**
- **Generous parking provision to the front of the property**

For more information, please contact:

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South West & Wales

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**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 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. The subject is located near other commercial occupiers, such as Border Group and Abingdon Flooring.

**Description**

The property comprises a detached manufacturing/warehouse unit standing on a site that extends to 4.4 acres. The unit comprises a steel portal frame structure with a trussed roof, providing a clear height of 5m. The exterior walls are of block work construction at low level with profiled metal clad elevations. The unit is accessed via a single roller shutter door opening on the yard measuring 3.68m wide and 4.46m high. The property has fire and intruder alarms, camera systems and oil-fired heaters and boiler. The building benefits from a two-storey office, car park and yard with an area of undeveloped land to the Eastern edge.

**Accommodation**

|              | Sq Ft         | Sq M            |
|--------------|---------------|-----------------|
| Warehouse    | 22,030        | 2,046           |
| Offices      | 3,580         | 332.59          |
| <b>Total</b> | <b>25,610</b> | <b>2,379.23</b> |

Measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition)

**Rent**

The property is available to rent, quoting £115,245 per annum (Excl. VAT payable in addition).

**Rateable Value**

|                 |            |
|-----------------|------------|
| Rateable Value: | £81,500    |
| Rates Payable:  | £43,602.50 |

Values effective from 1<sup>st</sup> April 2023.

**Tenure & Terms**

Unit 4 is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

**VAT**

All figures are quoted exclusive of VAT.

**Energy Performance Certification**

D (81) – Certificate available on request.

**Legal Costs**

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

**Anti-Money Laundering Regulations**

Including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

**Viewing & Further information**

For further information and to arrange an inspection, please contact the sole agents:

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**Jan 2023**



**TO LET – INDUSTRIAL UNIT**

**Unit 4 Willow Road**

Pen y Fan Industrial Estate, Crumlin, NP11 4EG



**South West Elevation**



**Loading Door – Facing North West**



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