



3,075 sq m, (33,099sq ft) Industrial Unit

Property Highlights

- Detached storage/production facility.
- Main warehouse area with a workshop extension, 2 shutter roller doors and office accommodation over 2 storeys
- Fenced yard area with parking for 30 vehicles
- 1.5 miles West of Crumlin, 15 miles North of Newport and J28 M4
- Accessed by B4251, linking to A467



For more information, please contact:

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11 – 13 Penhill Road
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Location

The property is situated on Croespenmaen Industrial Estate, an established business location in close proximity to Oakdale, approximately 1.5 miles to the west of Crumlin and circa 15 miles north of Newport and Junction 28 of the M4 motorway. Nearby occupiers include Travis Perkins and Braces Bakery.

The property is accessed via the B4251, which in turn links to the A467 to the east via Kendon Hill. The estate is also situated on the opposite side of the B4251 (to the south) of Pen-y-fan Industrial Estate. Border 9 is located at the end of the estate road.

Description

The property comprises a detached storage/production facility of steel trussed frame construction (minimum eaves: circa 5.00m), with a combination of brickwork and cladding elevations under a pitched roof incorporating translucent light panels.

Internally, the unit comprises a main warehouse area with a workshop extension, 2 main roller shutter loading doors and offices/ancillary accommodation arranged over 2 storeys (including a disabled passenger lift).

Externally the property opens onto a secure fenced site with parking for approximately 30 vehicles. Furthermore, there is an undeveloped plot of potential expansion land measuring circa 1.01 hectares (2.50 acres). The total site area comprises approximately 1.94 hectares (4.80 acres).

Description	Sq M	Sq Ft
Warehouse	2,623	28,234
Offices	367	3,950
Side Loading Canopies	54	581
Rear Loading Area	31	334
TOTAL	3,075	33,099

Services

We are advised that the property benefits from all mains services, including 3 phase electricity and mains gas. Occupiers are advised to make their own enquiries to establish their suitability and capacity.

Rating

Rateable value: £34,250 per annum

Tenure

We are advised that the property is available on a leasehold basis on terms to be agreed.

Energy Performance Certificate

The property has an EPC rating of D (78). A copy of certificate is available upon request

VAT

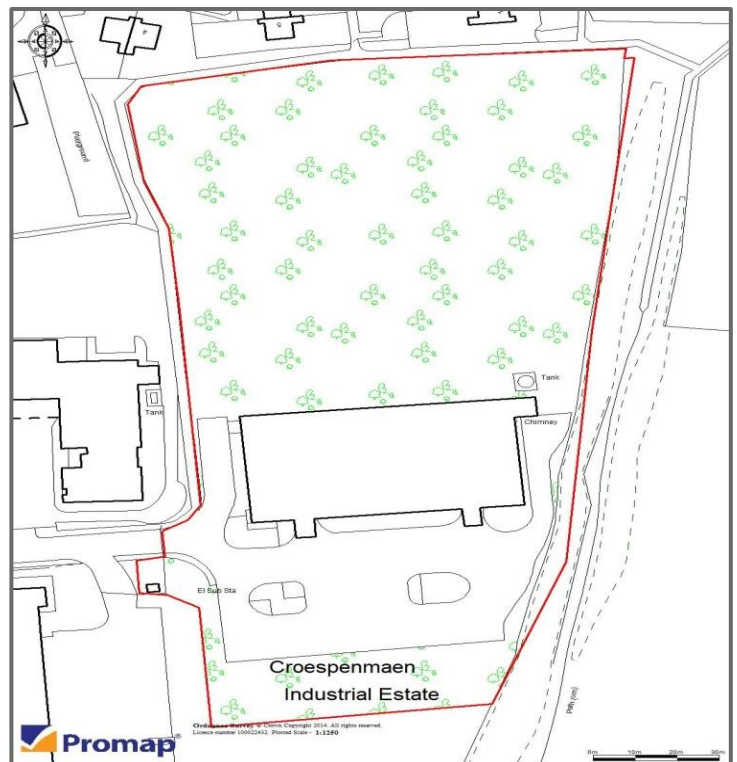
VAT will be charged on all costs.

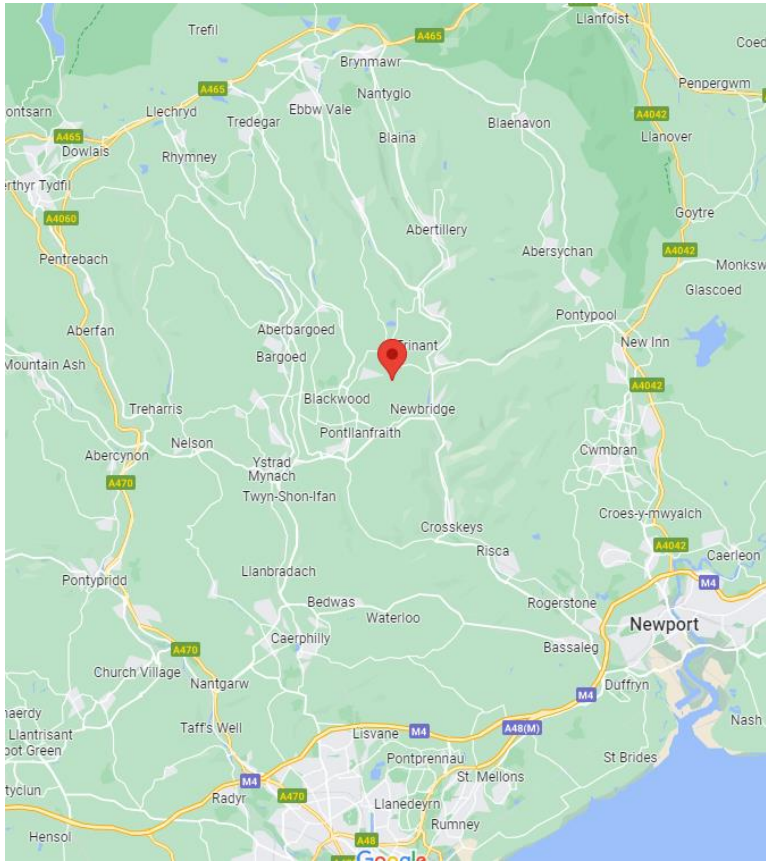
Legal Costs

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

Anti-Money Laundering Regulations

In order to discharge its legal obligations, 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.





PLANS ARE FOR INDICATIVE PURPOSES ONLY

Viewing

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

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