

Mileway

Willow Road, Pen y Fan Industrial Estate

Newport

Available to Let
Warehouse
4,481 sq ft (416 sq m)



11 miles to J28 of M4



Ample parking



Roller shutter doors



LED lighting

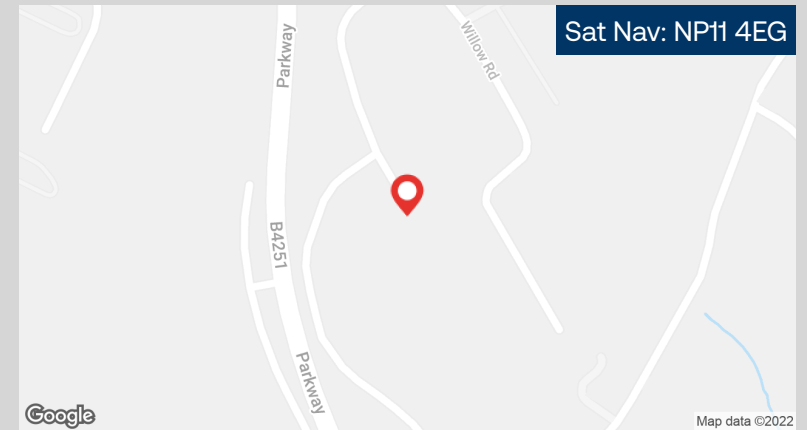


3.58 m – 5.9 m eaves height



Willow Road

Pen Y Fan Industrial Estate Newport NP11 4EG



Description

The units are of steel portal frame construction with steel profile sheet cladding and brickwork elevations under an asbestos cementitious roof. Each unit offers an open plan warehouse accommodation accessed via a single level loading roller shutter door with separate pedestrian access. The eaves have a minimum height of 3.58 m rising to 5.9 m 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. There are 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.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

Please contact:

Mileway

Scott Jones
walesandsouthwest@mileway.com
02920 168 0815



Rhys Price
rhys.price@coark.com
02920 346374



Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 12	Warehouse	4,481	416.3	Immediately
Total		4,481	416.3	

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