

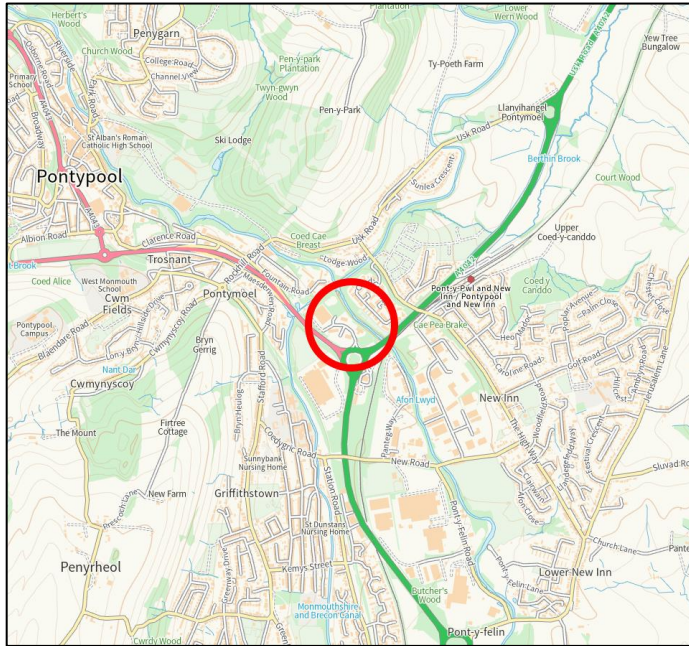


For Sale

**Ty'r Efail & Ty'r Felin, Lower Mill Field,
Pontypool, NP4 0XJ**

Class E Use

**AVISON
YOUNG**



Location

The properties are located approximately 9 miles north of Newport, 20 miles northeast of Cardiff, and 36 miles northwest of Bristol. The properties benefit from immediate access to the A4042, linking to the M4 at J25A in under 10 minutes. Pontypool & New Inn Railway Station is approximately 0.4 miles to the northeast.

Description

The properties provides modern, self-contained office accommodation within an established commercial setting in Pontypool. Offering flexible, well-presented workspace arranged over ground and first floors, split across a mix of open-plan areas and private rooms. The properties benefit from extensive private parking, with a ratio of 1:225 sq ft.

Accommodation

	Sq Ft	Sq M
Ty'r Efail	10,222	948.65
Ty'r Felin	12,461	1,157.66

Price

Offers are invited in the region of £1,600,000 for the two properties as a combined lot.

We also welcome enquiries from parties interested in purchasing an individual property.

Viewings

Strictly by appointment.

Rateable Values

Ty'r Efail = £80,500

Ty'r Felin = £75,500

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Tenure

Ty'r Efail – Freehold

Ty'r Felin – Long leasehold (215 years, 10 months remaining)

Planning

The premises fall within Class E of the Town and Country Planning (Use Classes) Order 2020. Interested parties should carry out their own due diligence in this regard.

EPC

The properties are assessed as follows:

Ty'r Felin – B (38)

Ty'r Efail – E (104)

Specification

The units benefit from LED lighting, suspended ceilings and perimeter trunking.

VAT

VAT if applicable will be charged at the standard rate.

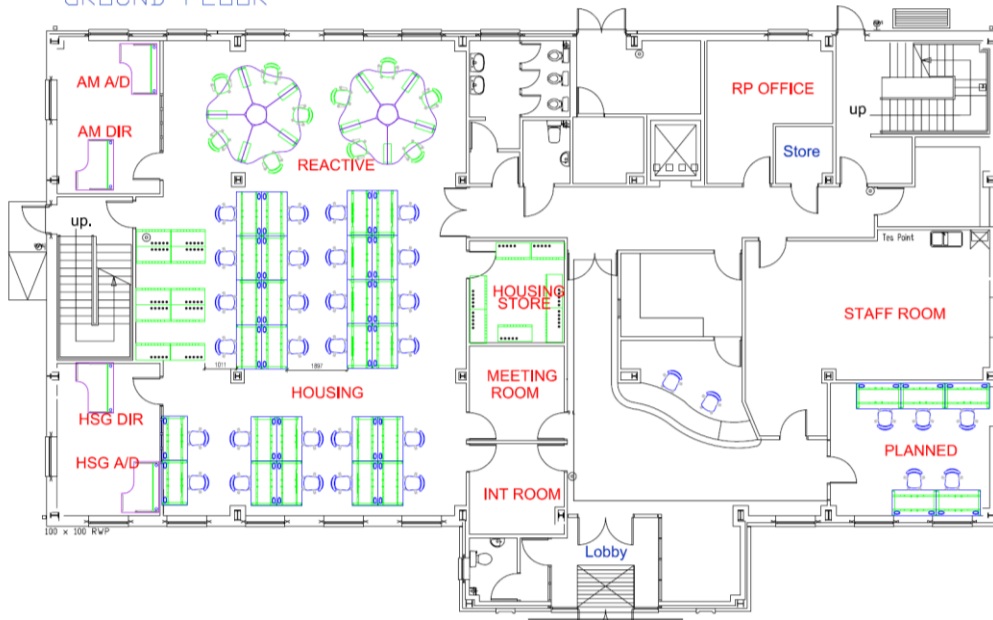
Ty'r Efail



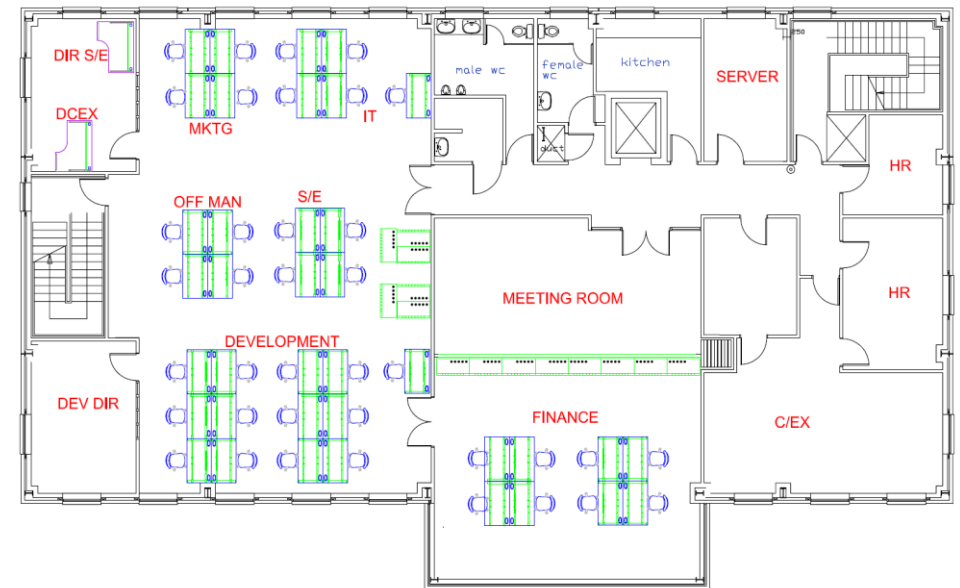
Indicative Floor Plans:

Ty'r Efail

GROUND FLOOR



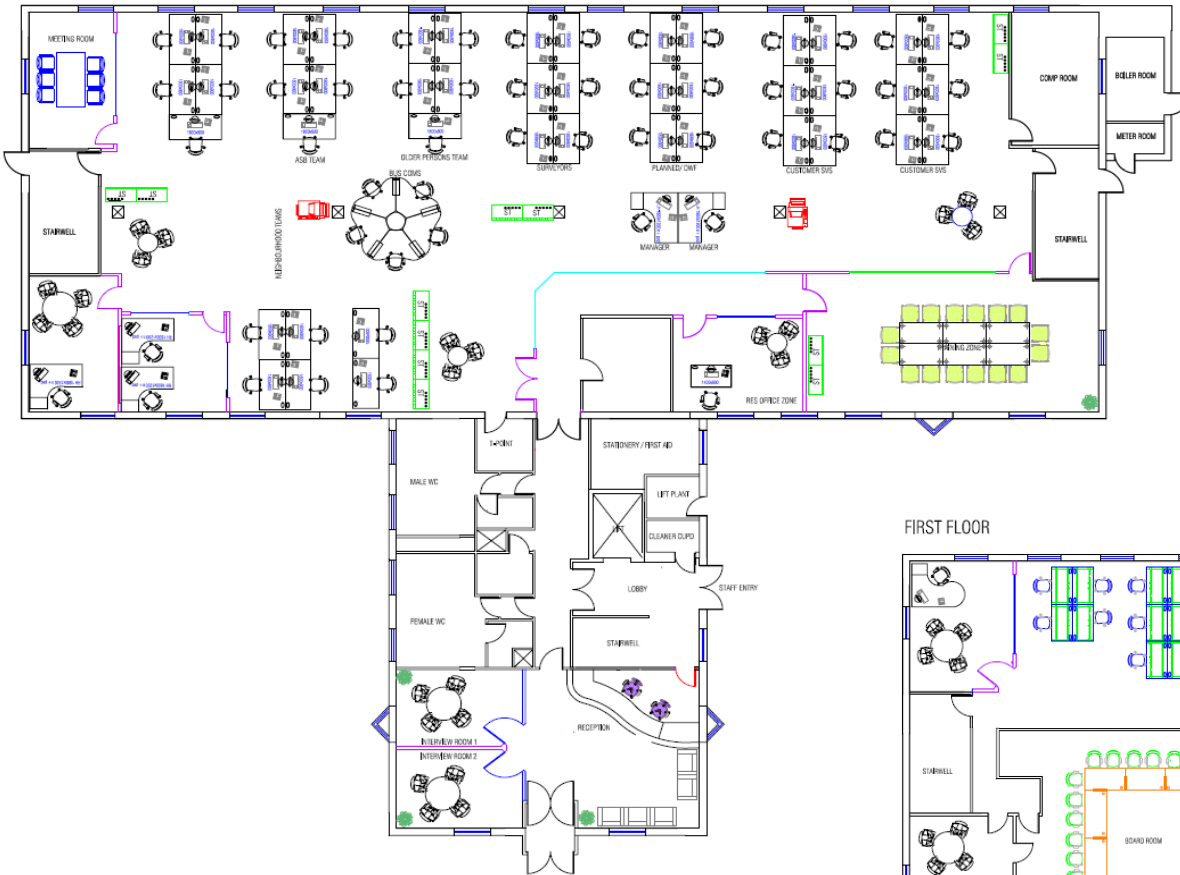
FIRST FLOOR



Ty'r Felin



GROUND FLOOR



Ty'r Felin

FIRST FLOOR



Area shown as new WHITE Desks

**If you would like to know
more please get in touch.**

Nick Jones

Surveyor

+44 (0) 7962 336 078

nicholas.jones@avisonyoung.com

Harry Hobbs

Graduate Surveyor

+44 (0) 7850 204 014

harry.hobbs@avisonyoung.com

08449 02 03 04

avisonyoung.com

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- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

April 2026

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