



To Let

Secure Industrial / Warehouse Space Available on Flexible Lease Terms

- 24 hour security gatehouse and barrier
- Excellent communication links
- Yard space available
- On site car parking
- Flexible lease terms available

Industrial Space At Mamhilad Park Estate

Mamhilad Park Estate, Pontypool, NP4 0HZ

5,000 to 230,000 sq ft

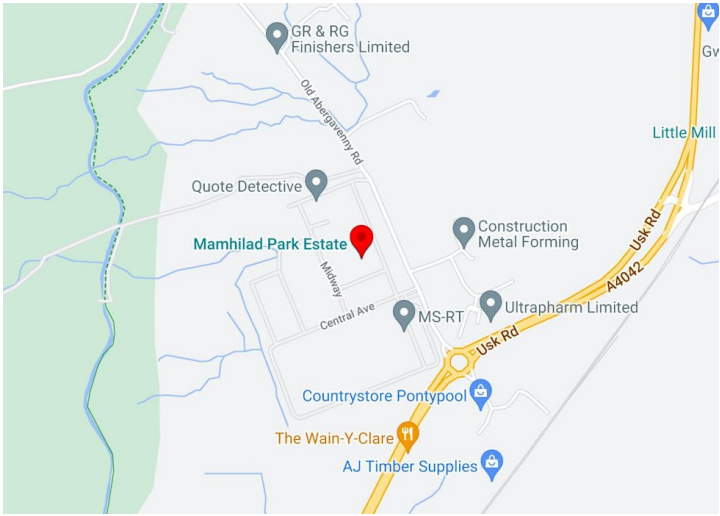
464.52 to 21,367.70 sq m

Reference: #34616

Industrial Space At Mamhilad Park Estate



Mamhilad Park Estate, Pontypool, NP4 0HZ



Summary

Available Size	5,000 to 230,000 sq ft / 464.52 to 21,367.70 sq m
Service Charge	An service charge will be applicable on a pro rata basis.
EPC	EPC exempt - Listed building

Description

Mamhilad Park is an established business park including both office and industrial / warehouse space in a mature, landscaped setting. The industrial / warehouse space provides a unique opportunity to occupy space within a historic property whilst enjoying the modern on-site facilities.

Location

Mamhilad Park Estate is situated to the east of Pontypool, adjacent to the A4042 dual carriageway. This road links directly to Cwmbran, Newport & Junctions 25A & 26 of the M4 motorway, some 7 miles to the south.

Accommodation

Various suites available with the landlord willing to consider and able to be flexible for any requirement.

Name	sq ft	sq m	Availability
Unit - Dupont 1	75,000	6,967.73	Let
Unit - U5, U6 & U7 Dupont Building	49,517	4,600.28	Let
1st - Dupont 2	60,000	5,574.18	Let
Unit - C5 Dupont	35,000	3,251.61	Available
Unit	50,000	4,645.15	Available
Total	269,517	25,038.95	

Specification

- Warehouse space available from 1,000 - 230,000 sq ft
- Excellent road connections
- Flexible office space
- Yard space available
- Separate car parking
- 24 / 7 security
- On-site restaurant , Nursery & Gym
- Scenic park surroundings
- Section of property with height in excess of 20m

Viewings

Strictly by appointment with sole agents

Tenure

Available on a leasehold basis

Availability

We are able to offer a range of space at Mamhilad on flexible terms -

