



## Unit 1, Skewfields, Lower Mill, Pontypool, NP4 0XZ

Industrial / Warehouse To Let

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	86,310 sq ft / 8,018.46 sq m
<b>Service Charge</b>	To be confirmed
<b>Rates Payable</b>	£158,765 per annum Based on 2023 Valuation
<b>Rateable Value</b>	£282,500
<b>EPC Rating</b>	C (75)

### Key Points

- 86,310 sq ft (8,018.46 sq m)
- Local amenities in the immediate vicinity of Lower Mill Roundabout
- Maximum eaves height - 9.0m
- Integral Ancillary facilities
- Steel portal frame construction consisting of 3 bays
- Minimum eaves height - 6.0m
- Separate loading bay with 3 no. level roller shutter doors
- 24 hour access

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## Summary

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Rates Payable	£158,765 per annum Based on 2023 Valuation
Rateable Value	£282,500
Service Charge	To be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs. However, if the Tenant wishes to use the Landlord's In-House Lease, a contribution of £175 plus VAT is applicable
Estate Charge	£19,997.29 per annum Premium for Year Ending Dec 2025
EPC Rating	C (75)

## Description

Modern semi-detached industrial / warehouse unit with loading bay  
Warehouse Eaves Heights: Minimum - 6.0m, Maximum 9.0m  
40 car parking spaces  
Secure yard for loading / unloading to the rear  
Set within landscaped grounds  
Adjacent to A4042 providing easy access to M4, Cwmbran and Newport

## Location

The property is located in a strategic location in South East Wales directly off the A4042 south of Pontypool in an established commercial location.  
The site has excellent connections to the road network:  
2 miles from Cwmbran  
7 miles from junction 26 of the M4 motorway (Newport)  
15 miles from J30 of the M4 (Cardiff Gate)  
10 miles from Abergavenny  
Also well connected by sea, rail and air:  
10 miles from Newport Docks  
34 miles from Cardiff airport  
41 miles from Bristol airport  
Less than half a mile from Pontypool and New Inn train station  
Occupiers in the immediate vicinity include Premier Inn, Harvester Best Western, KFC, McDonalds and a Shell petrol filling station.

## Specification

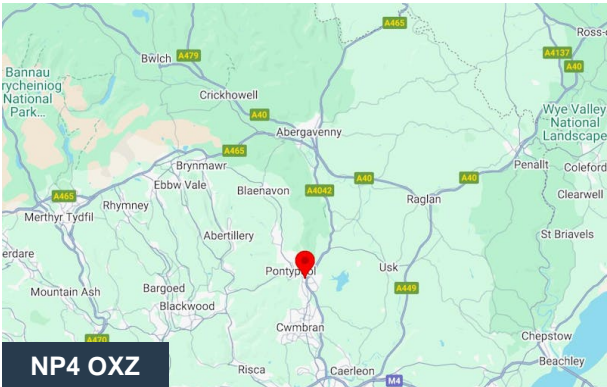
Modern warehouse/industrial unit

## Terms

Available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

## Video

- Video Tour - [https://youtu.be/AYgvYs\\_77qs?si=L6Zln1FUHrRtSPAQ](https://youtu.be/AYgvYs_77qs?si=L6Zln1FUHrRtSPAQ)



## Viewing & Further Information



**Anthony Jenkins**  
07768 233919  
[anthony@jenkinsbest.com](mailto:anthony@jenkinsbest.com)



**Tom Rees**  
07557 161491  
[tom@jenkinsbest.com](mailto:tom@jenkinsbest.com)



**Craig Jones**  
07867 393494  
[craig@jenkinsbest.com](mailto:craig@jenkinsbest.com)

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