



TO LET

Panteg Sidings, Station Road,
Pontypool, **NP4 5JH**

Open storage site - fenced and gated with scope for a range of uses - subject to planning.

- Fenced and gated site
- 3 Parcels of land within boundary
- Surfaced site - tarmac and concrete
- Close proximity to A4051 and Cwmbran / Pontypool
- Located within residential area - 'chimney pots' in close proximity
- Level site - adjacent to rail line
- Flexible terms available



Size

0.34 Acres (0.14 Hectares)

Rent

£15,000 per annum Exclusive. VAT payable in addition.

Location

Panteg Sidings are positioned off Station Road, which connects directly with Avondale Road and the A4051. The site lies approximately 1.5 miles north-east of Cwmbran town centre and around 2 miles south-east of Pontypool.

The surrounding area is predominantly residential, with a local school immediately adjacent to the site.

Connectivity

Road

| | |
|-------|-----------|
| A4042 | 1.3 miles |
| M4 | 6.1 miles |



Train Stations

| | |
|-------------------------|-----------|
| Pontypool Train Station | 1.9 miles |
| Newport Train Station | 7.2 miles |



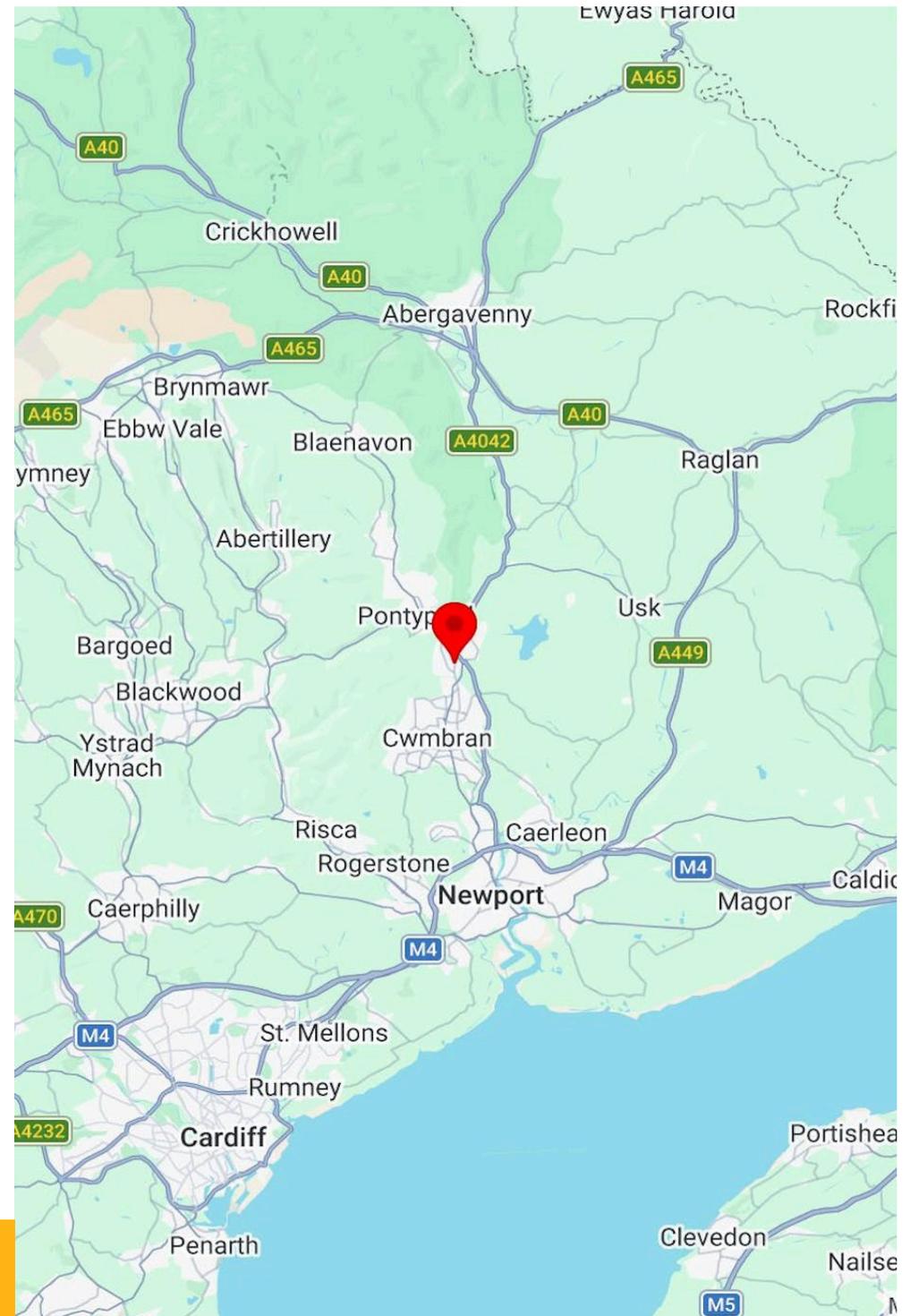
Airports

| | |
|-----------------|----------|
| Cardiff Airport | 32 miles |
| Bristol Airport | 39 miles |



Water

| | |
|-----------------|-----------|
| Port of Newport | 9.1 miles |
|-----------------|-----------|



Description

The site comprises a surfaced compound enclosed by perimeter fencing and accessed via double entrance gates. No utilities (power, water, or other services) are currently connected. Prospective occupiers will be responsible for undertaking their own investigations and arranging any required service connections, subject to the Landlord's prior approval.

Access to the site is shared with Network Rail, who retain a right of way through the entrance and internal roadway for operational and maintenance purposes relating to the adjoining railway infrastructure. Owing to the layout of the site and the requirement to maintain this access, three distinct parcels are considered suitable for occupation and available to lease, totalling approximately 0.34 acres:

Parcel 1: 0.09 acres

Parcel 2: 0.12 acres

Parcel 3: 0.13 acres

- Surfaced site with secure fencing and double-gate access.
- No utilities currently connected; applicants to arrange their own, subject to Landlord approval.
- Shared access with Network Rail, who hold a right of way for rail maintenance.

Specification



EPC: EPC exempt -
No building present





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Rent

£15,000 per annum Exclusive. VAT payable in addition.

Lease Terms

New Lease For a term of years to be agreed.

Business rates

Rates Payable: To be assessed.

Service charge

n/a

Legal Costs

Each party to bear their own costs

EPC

EPC exempt - No building present

VAT

Applicable

Availability

Available Immediately

Contact

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All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.