



# To Let

**Industrial warehouse available with yard and office accommodation located within a secure, landscaped environment with security.**

- The property comprise a steel portal frame structure with minimal column intrusion supporting a twin apex roof
- There is a roller shutter door servicing this unit

## Chapel Farm Industrial Estate

Cwmcarn, Newport, NP11 7BH

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**7,000 to 25,000 sq ft**

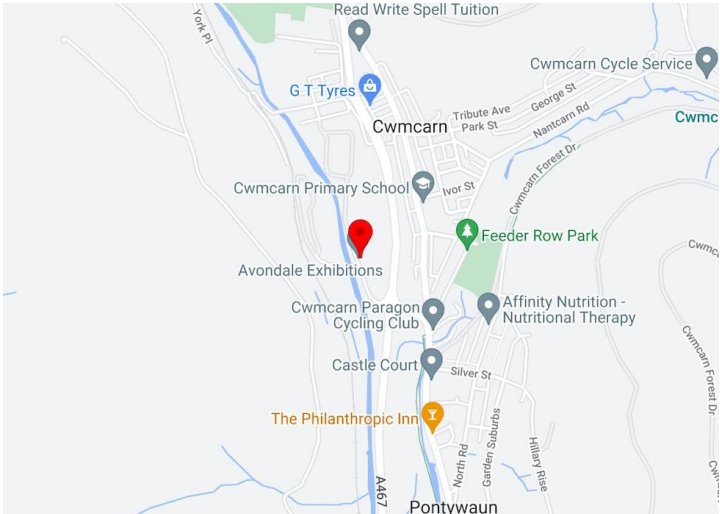
650.32 to 2,322.58 sq m

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**Reference: #43502**

# Chapel Farm Industrial Estate

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## Summary

|                |                                                          |
|----------------|----------------------------------------------------------|
| Available Size | 7,000 to 25,000 sq ft / 650.32 to 2,322.58 sq m          |
| Rent           | Rent on application                                      |
| Service Charge | A service charge will be applicable on a pro rata basis. |
| EPC            | Property graded as D-E (Unit K2 - 109(E))                |

## Description

K2 comprises of a steel portal frame structure with minimal column intrusion supporting a pitched roof. The unit has access via a roller shutter door. Externally, there is a large amount of yard space within the secure estate.

The unit benefits from all mains services and contains office space, kitchen and WC facilities.

The unit is part of a larger estate located within a secure, landscaped environment with night time security and having ample parking provision.

## Location

Chapel Farm Industrial Estate is located in Cwmcarn within the County Borough of Caerphilly with excellent transport links to the Eastern Valleys and to the M4 Motorway. Newport lies approximately 8 miles south, via Junction 28 of the M4 Motorway, and Cardiff is approximately 20 miles to the south west.

## Accommodation

The current availability at Chapel Farm Industrial Estate is as follows:

| Description | Building Type        | Size         | Availability |
|-------------|----------------------|--------------|--------------|
| N           | Industrial/Logistics | 18,000 sq ft | Available    |
| K2          | Industrial/Logistics | 7,000 sq ft  | Available    |

## Viewings

Strictly by appointment with the joint agents.

## Unit K2 Specification

The specification includes:

- Automated roller shutter doors
- Internal eaves height of 4.00m
- External yard on secure estate
- Office and WC facilities

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