

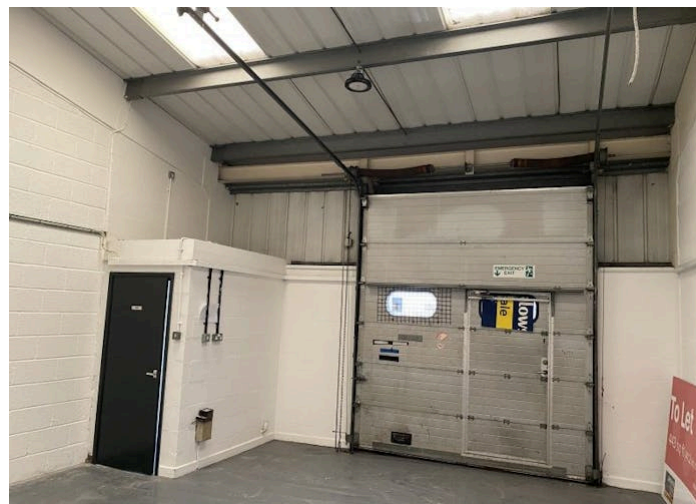


**TO LET**

**Unit 15 - AWAIT APPROVAL, Pontymister Industrial Estate,  
Risca, NP11 6NP**

## Available June - Industrial / Warehouse Unit To Let on popular estate

- Well located trade / industrial estate
- Adjacent to A467 dual carriageway
- Occupiers on the estate include Screwfix, Choice Trade Frames & Lextan
- Estate adjacent to Tesco Extra, Aldi and KFC.
- Up and over loading door - 2.6 m wide, 3m high
- Minimum clear internal height (m): 3.5
- Recently externally refurbished
- LEDs
- Unit may benefit from 100% small business rates relief - please contact CCBC
- \*Internal Photos taken 2022 - to be updated



### Size

443 sq ft (41.16 sq m)

### Rent

Rent on application

# Location

Pontymister Industrial Estate is conveniently situated adjacent to the A467 dual carriageway which provides direct access to Junction 28 of the M4 Motorway, approximately 4 miles to the south.

The estate is a popular trade and industrial location - occupiers on the estate include Screwfix, Choice Trade Frames and Lextan.

The estate is adjacent to Tesco Extra, Aldi and KFC.

## Connectivity

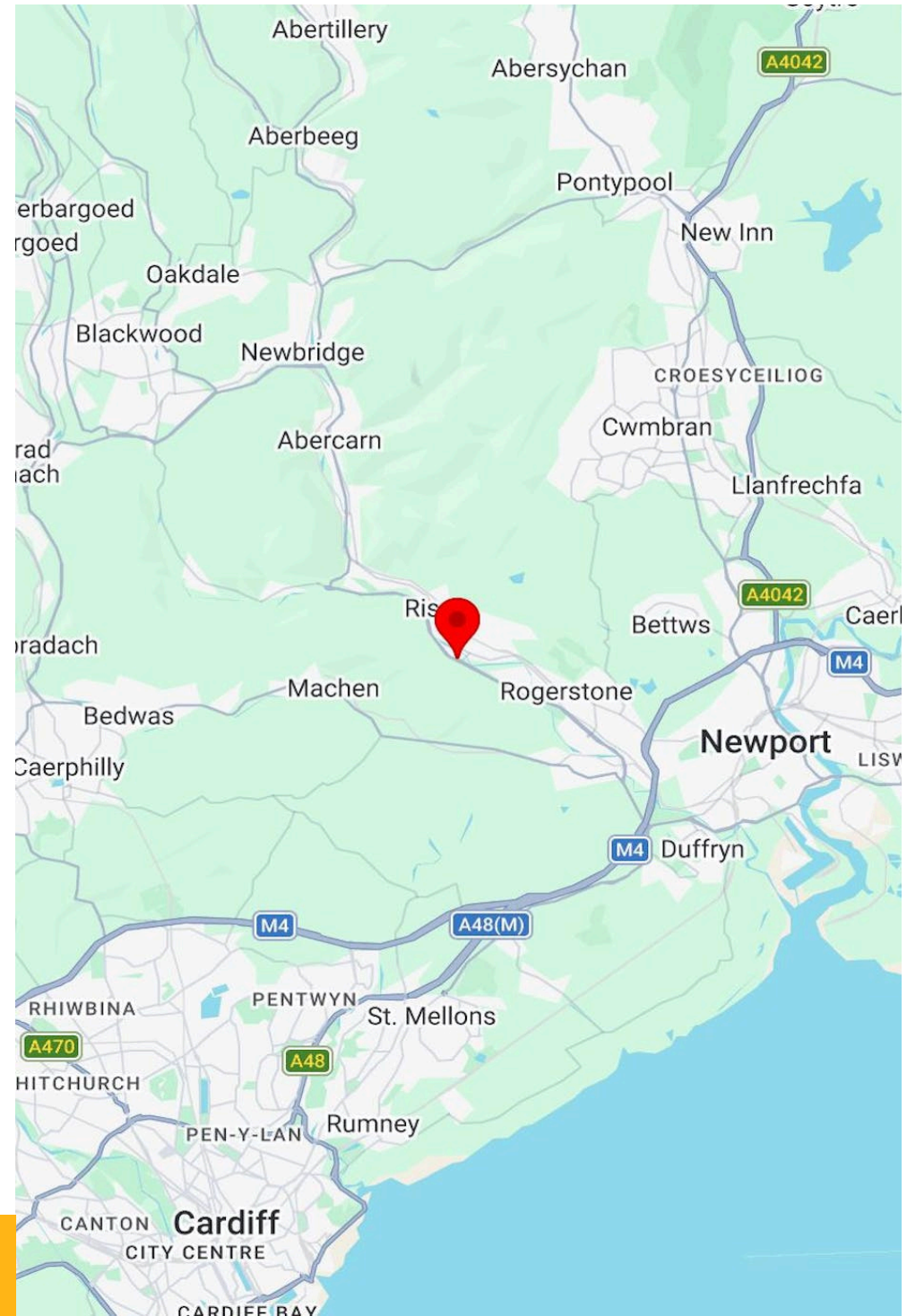
### Road

M4 Jct 28	4 miles
M4 Jct 27	3 mile



### Cities

Risca	0.3 miles
Cardiff	14 miles



## Description

Well located light industrial / warehouse / trade unit.

Occupiers on the Estate include Screwfix, and Lextan.

Adjacent to Tesco Extra, Aldi and KFC.

Unit 15 is available by way of a new Lease for a term of years to be agreed.

- Lighting - LED
- Up and over loading door - 2.6 m wide, 3m high
- Maximum clear internal height (m): 4.45
- Minimum clear internal height (m): 3.5
- Steel fire door
- WC
- Services: Metered

## Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
15	443	41
<b>TOTAL</b>	<b>443</b>	<b>41</b>

## Specification



EPC: C (56)



Minimum clear internal height (m): 3.5



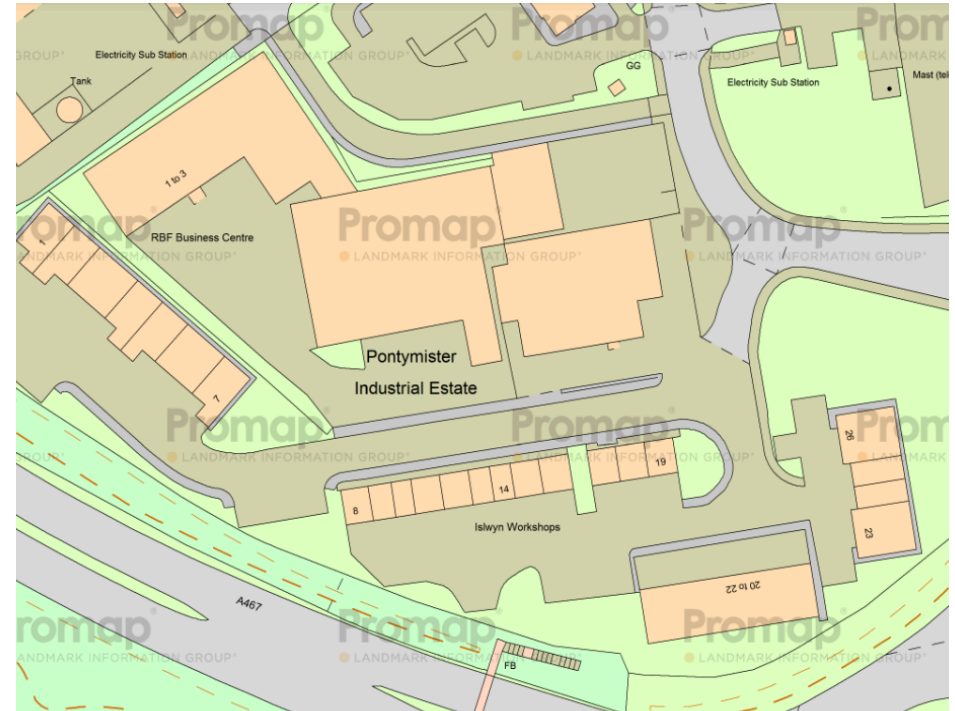
Lighting Type: LED



Loading Doors (Surface level): 1



Maximum clear internal height (m): 4.45





**Unit 15 - AWAIT APPROVAL, Pontymister Industrial Estate, Risca, NP11 6NP**



Sat Nav. NP11 6NP



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what3words

## Terms

The unit is available by way of a new Full Repairing and Insuring Leases for a term of years to be agreed.

## Small business rates relief

The unit may qualify for an element of small business rates relief:  
<https://businesswales.gov.wales/topics-and-guidance/business-tax-rates-and-premises/business-rates-wales#guides-tabs--2>

## Rent

payable monthly in advance

## Lease Terms

New Lease Term of years to be agreed

## Business rates

Rateable Value: £6,400  
Rates Payable: £3,635.20 per annum Based on 2026 Valuation

## Service charge

£584.83 per annum Budget Year End Sept 26

## Insurance

£170 per annum Insurance premium for year ending June 2026

## Legal Costs

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

## EPC

C (56)

## VAT

Applicable

## Availability

Available Immediately

## Contact

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Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

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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.