



TO LET

Unit 9A, Mill Street Industrial Estate,
Abergavenny, **NP7 5HE**

Coming Soon - Well located light industrial / trade counter / warehouse unit.

- Key trade counter location
- Close proximity to town centre, A40 and A465
- Car parking/forecourt area
- Steel portal frame
- Unit to be refurnished



Size

904 sq ft (83.98 sq m)

Rent

£12,000 per annum plus VAT

Location

Abergavenny is historic and busy market town with a population of approximately 12,500 people and is located some 19 miles north of Newport, 30 miles north east of Cardiff and 25 miles south of Hereford.

The town benefits from excellent road access with the A40 dual carriageway linking directly to the A449 which in turn provides access to the M50 to the north and the M4 to the south. To the east the A465 Heads of the Valleys Road links to Merthyr Tydfil and Swansea to the west.

Connectivity

Road

M4/M5 Interchange	8.5 miles
A40	0.5



Train Stations

Abergavenny Train Station	0.5 miles
Cardiff Central	32 miles



Airports

Cardiff Airport	57 miles
Bristol Airport	54 miles



Description

Mill Street Industrial Estate is the main light industrial / trade location serving Abergavenny and its immediate surrounds. The estate is located at the edge of the Town Centre adjacent to an ALDI supermarket.

The estate comprises four terraces of modern light industrial / warehouse units. All the units are of steel portal frame construction with concrete floors and an approximate minimum eaves height of 4.5 metres and maximum height of circa 5.7 metres. Each unit is served by a single level roller shutter door with an approximate height of 3.75 metres and width of 3.5 metres and also a single pedestrian door.

There is car parking and loading areas to the front of the unit.

The estate is recognised as the leading trade counter location for the town and surrounding area, occupiers on the estate include Screwfix and, Plumb Centre.

- Steel portal frame
- Minimum eaves height TBC
- Maximum eaves height TBC
- Single level roller shutter door
- WC

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
9A	904	84
TOTAL	904	84

Specification



EPC: D (90)



Level Access: 1



Minimum clear internal height (m): 4.5



Loading Doors (Surface level): 1



Car Parking



Maximum clear internal height (m): 5.7



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Sat Nav. NP7 5HE



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Terms

The units are available on a new Full repairing and Insuring (FRI) lease for a term of years to be agreed. Leases will be excluded from the Landlord and Tenant Act 1954.

Planning

Please contact Monmouthshire County Council for additional information /queries in respect of planning / permitted use

Rent

£12,000 per annum plus VAT

Lease Terms

New Lease A term of years to be agreed

Business rates

Rateable Value: £10,500

Rates Payable: £5,271 per annum based on 2026 valuation

Service charge

£642.22 per annum plus VAT Annual Service Charge Budget contribution for year ended 23 June 2027

Insurance

£540.59 per annum current building insurance premium applicable to Unit 9A

Legal Costs

Each party to bear their own costs

EPC

D (90)

VAT

Applicable

Availability

Available Immediately

Contact

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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.