



Unit 16, ARD Business Park, Polo Grounds Industrial Estate, New Inn, NP4 0SW

Modern Trade / Storage / Industrial Unit To Let

Summary

Tenure	To Let
Available Size	1,010 sq ft / 93.83 sq m
Rent	£9,350 per annum payable quarterly in advance
Service Charge	£785.22 per annum Budget Year End Dec 2025
Rates Payable	£3,351.20 per annum Based on 2023 Valuation
Rateable Value	£5,900

Key Points

- Established light industrial / trade estate
- Excellent road links - M4 is 7 miles to the south (via dual carriageway)
- Internal office and W.C facilities
- Popular location
- Level Roller Shutter Door: 2.5m wide x 2.6m high
- Security roller shutters to pedestrian door

Unit 16, ARD Business Park, Polo Grounds Industrial Estate, New Inn, NP4 0SW

Summary

Available Size	1,010 sq ft
Rent	£9,350 per annum payable quarterly in advance
Rates Payable	£3,351.20 per annum Based on 2023 Valuation
Rateable Value	£5,900
Service Charge	£785.22 per annum Budget Year End Dec 2025
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	£182.73 per annum Insurance Premium for Year Ending June 2026
EPC Rating	B (49)

Description

ARD Business Park is a well located light industrial/ trade Estate situated at Polo Grounds, Pontypool. Modern mid-terraced unit of steel frame construction.

Location

The ARD Business Park is situated on the Polo Grounds Industrial Estate, 1.6km (1 mile) south east of Pontypool. The Estate is readily accessible, linked by the A4042 dual carriageway to Junctions 25A and 26 of the M4 Motorway approximately 11.2km (7 miles) to the south.

Specification

- Trade Counter / Industrial / Warehouse Unit
- Roller shutter door 2.5m wide and 2.6 m high
- Minimum eaves height 3.2m
- Maximum eaves height 5 m
- Single Pedestrian door
- Offices and WC's
- 3 phase electricity and water.
- Gas available but not connected

Viewings

Please contact Jenkins Best

Terms

Unit 16 is available on a new Full Repairing and Insuring Lease for a term of years to be agreed.



Viewing & Further Information



Craig Jones
07867 393494
craig@jenkinsbest.com



Anthony Jenkins
07768 233919
anthony@jenkinsbest.com



Amelia Nicholas
07703 975 677
amelia@jenkinsbest.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 29/10/2025