

TO LET



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 facilitites

- Popular location
- Level Roller Shutter Door:2.5m wide x 2.6m high
- Security roller shutters to pedestrian door

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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.

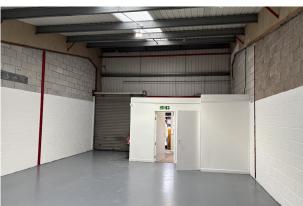
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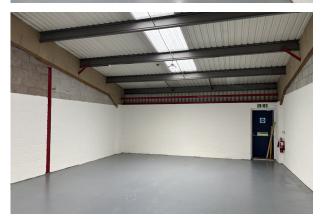
Viewings

Please contact Jenkins Best

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







Viewing & Further Information



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