



## Unit 3, Pontymister Industrial Estate, Risca, NP11 6NP

Industrial / Warehouse Unit To Let on popular estate

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,120 sq ft / 104.05 sq m
<b>Rent</b>	£13,500 per annum
<b>Service Charge</b>	£1.33 per sq ft Budget Year End Sept 26
<b>Rates Payable</b>	£5,452.80 per annum Based on 2026 Valuation
<b>Rateable Value</b>	£13,500
<b>EPC Rating</b>	D (79)

### Key Points

- Well located trade / industrial estate
- Occupiers on the estate include Screwfix & Lextan
- LED Lighting
- Adjacent to A467 dual carriageway
- Estate adjacent to Tesco Extra, Aldi and KFC.
- New Roller Shutter 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	Insurance premium for year ending June 2026
EPC Rating	D (79)

## Description

Well located light industrial / warehouse / trade unit - occupiers on the Estate include Screwfix, and Lextan. Adjacent to Tesco Extra, Aldi and KFC. Unit 11 is available by way of a new Lease for a term of years to be agreed.

## 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.

## Accommodation

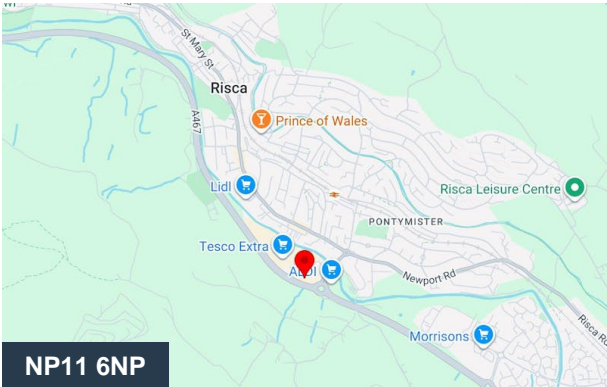
Name	sq ft	sq m	Availability
Unit - 3	1,120	104.05	Available
Total	1,120	104.05	

## Specification

- Warehouse with LED Lighting
- New Roller Shutter Door
- Ground Floor Office Space
- Roller Shutter Door
- Services: Metered

## Terms

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



## Viewing & Further Information



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