

MODERN TERRACED UNIT



Unit 25, Fern Close, Pen Y Fan Industrial Estate, Crumlin, NP11 3EH

Modern Trade / Industrial / Warehouse Unit

Summary

Tenure	To Let
Available Size	1,679 sq ft / 155.98 sq m
Rent	£13,500 per annum payable quarterly in advance
Service Charge	£2,370.36 per annum Budget Year End June 2026
Rates Payable	£4,089.60 per annum Based on 2023 Valuation
Rateable Value	£7,200

Key Points

- Forecourt loading / car parking
- All mains services available
- Internal office and w.c facilities
- Close proximity to A472 (cross valley link) providing good access to the A4042, A467 and the A470
- Electric up and over loading door
- Newly decorated

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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	£489.43 per annum Building Insurance Premium for Year Ending June 2026
EPC Rating	C (68)

Description

The property comprises a terraced unit of steel portal frame construction with predominantly brick elevations and upper elevations and roof clad with profile steel sheeting incorporating translucent panels.

Location

The unit is located on Pen-y-Fan Industrial Estate on the eastern fringe of Caerphilly County Borough. An established commercial location between Oakdale and Crumlin with a dedicated access road to the A472 at Ponttlanfraith. Approximately 4.5 miles to the east of Blackwood and 15 miles to the north of Newport and the M4 Motorway (J.28). The property is accessed via Fern Close leading to the main estate roads.

Specification

- Forecourt parking and loading
- Internal office and w.c facilities
- Electric Up and Over Loading Door: 3m wide x 3m high
- Min Eaves: 3m Max Eaves: 5.1m

Viewings

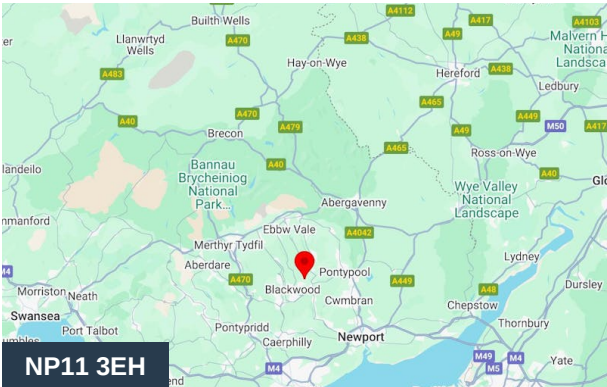
Please contact Jenkins Best

Terms

The unit is available on a new Full Repairing and Insuring lease for a term of years to be agreed.

Accommodation

Name	sq ft	sq m	Availability
Unit - 25	1,679	155.98	Available
Total	1,679	155.98	



Viewing & Further Information



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