



TO LET

Unit 5-7, Pontnewydd Industrial Estate,
Pontypool, **NP4 6YW**

Trade opportunity - Industrial / Warehouse Units To Let on popular estate

- Ideal Trade Counter location
- Units adjacent to Screwfix, Howdens, Toolstation & Castle Plumbing
- 2 roller shutter doors
- minimum eaves height 3.25m
- Generous forecourt parking
- Potential to create yard - by separate negotiation
- To be refurbished



Size

4,500 sq ft (418.06 sq m)

Rent

£11,250 - £32,250 per annum Rent payable monthly in advance.

Location

Pontnewynydd Industrial Estate is located to the North of Pontypool, accessed via the A4042 which links to the M4 motorway at Junction 27.

Pontypool is located approximately 10 miles from Newport and 25 miles from Cardiff.

The immediate area is an established business and light industrial location and is recognised as one of the main estates serving the Cwmbran and Pontypool areas.

Occupiers on this well-established estate include Howdens Joinery, Screwfix and Castle Plumbing. Other occupiers in the area include Toolstation .

Connectivity

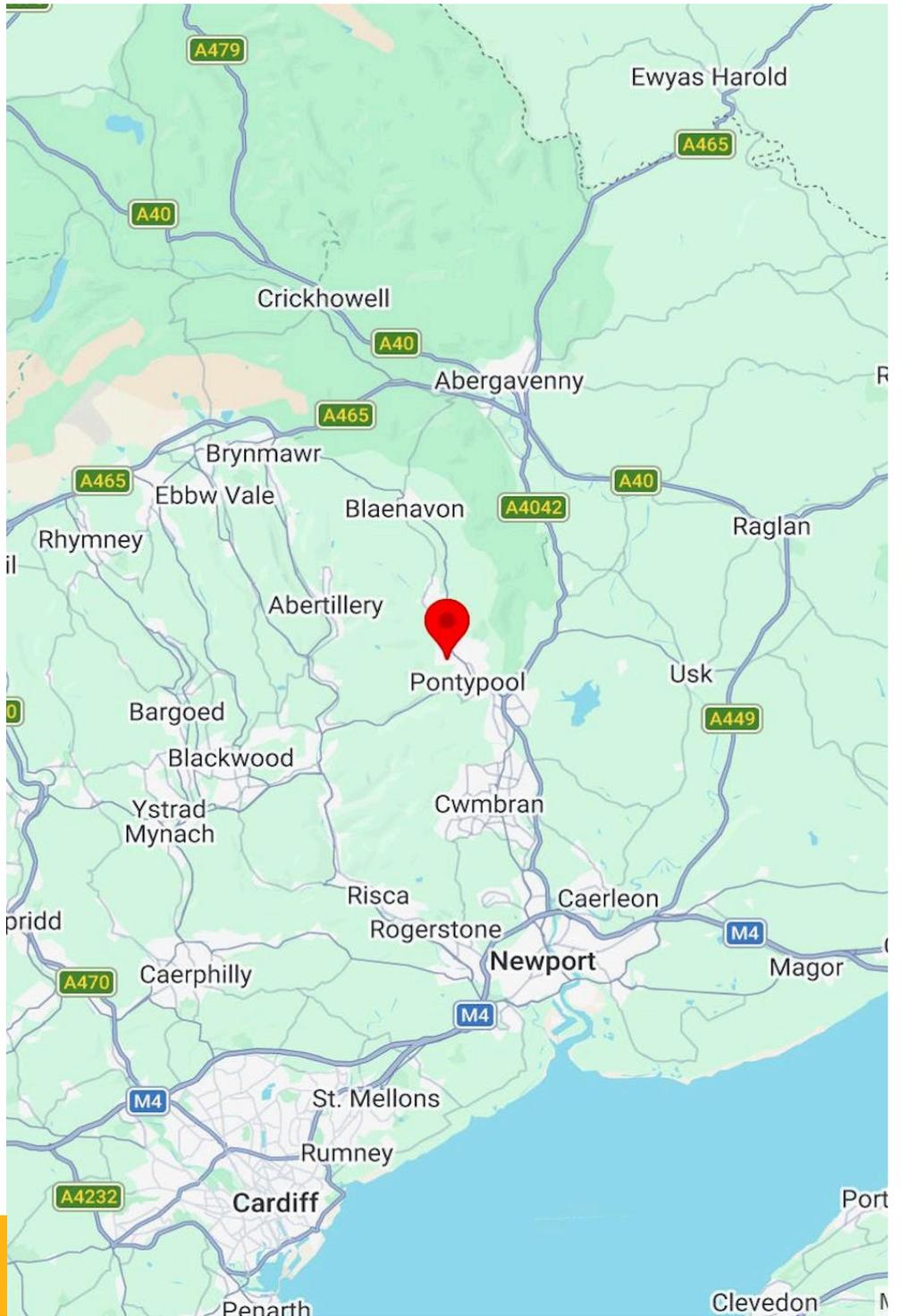
Cities

Newport	10 miles
Cardiff	25 miles
Pontypool	2 miles



Road

M4 (Jct 26)	8 miles
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Description

Units 5-7 Pontnewynydd Industrial Estate comprises prominent trade counter, warehouse/light industrial units.

The estate consists of two terraced trade counter units constructed with steel portal frames, part block walls, and clad elevations.

Units 5 and 6 are combined, offering a total gross internal area of approximately 2,962 sq ft. These units feature predominantly open-plan layouts, two level access roller shutter doors, a separate pedestrian entrance, and WC facilities.

Unit 7 is available to be combined with Units 5 and 6, providing a total combined area of 4,426 sq ft. It includes a single level roller shutter door, a separate pedestrian entrance, and WC facilities. The units have minimum eaves heights of 3.25m, rising to 4.65m.

Externally, there is a generous circulation and car parking provision.

- Steel portal frame construction
- Profiled steel sheet cladding with part brickwork (front elevation)
- Pitched roof incorporating translucent light panels
- Clear open warehouse / production space
- Ground floor offices with W.C's
- LED lighting
- All mains services available
- Forecourt loading
- Generous parking provision

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
5-6	3,000	279
7	1,500	139
TOTAL	4,500	418

Specification



EPC:



Loading Doors
(Surface level): 2



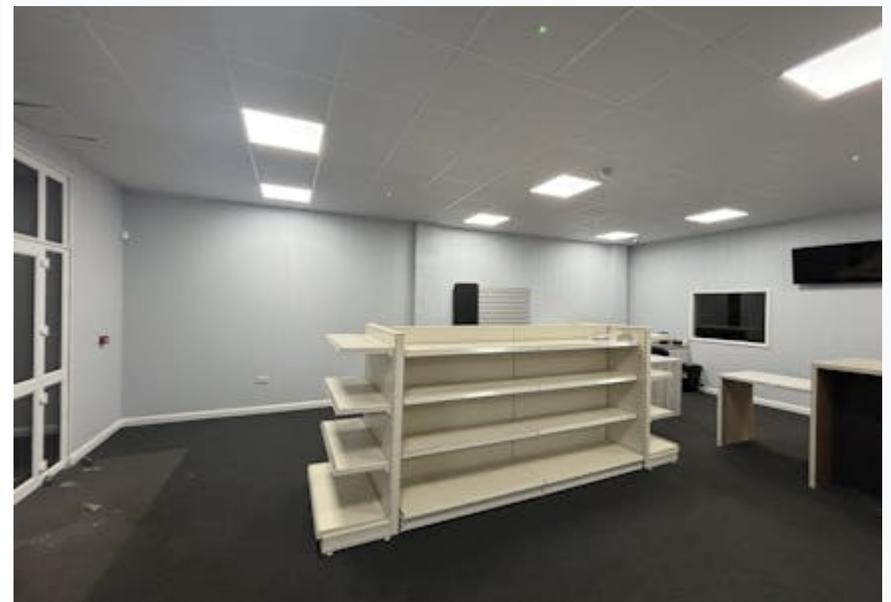
Lighting Type: LED



Minimum clear internal
height (m): 3.25



Unit 5-7, Pontnewynydd Industrial Estate,
Pontypool, NP4 6YW



Sat Nav. NP4 6YW



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wnb3wards

Sat Nav. NP4 6YW



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Viewings

Please contact Jenkins Best

Terms

The units are available on a New Full Repairing and Insuring Lease for a term to be agreed.

Rent

£11,250 - £32,250 per annum Rent payable monthly in advance.

Lease Terms

New Lease

Business rates

Rates Payable: based on 2026 valuation.

Service charge

n/a

Legal Costs

Each party to bear their own costs

VAT

Applicable

Contact

Craig Jones

07867 393494

craig@jenkinsbest.com

Tom Rees

07557 161491

tom@jenkinsbest.com

Amelia Nicholas

07703 975 677

amelia@jenkinsbest.com

Henry Best

07738 960012

henry@jenkinsbest.com

7 Ty-Nant Court, Morganstown,
Cardiff, CF15 8LW, UK

029 2034 0033

jenkinsbest.com

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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.