



# To Let

## Secure Industrial / Warehouse Space Available on Flexible Lease Terms

- 24 hour security gatehouse and barrier
- Excellent communication links
- Yard spaces available
- On site car parking
- Flexible lease terms available

### Brecon House

Mamhilad Park Estate, Pontypool, NP4 0HZ

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**3,814 to 30,960 sq ft**

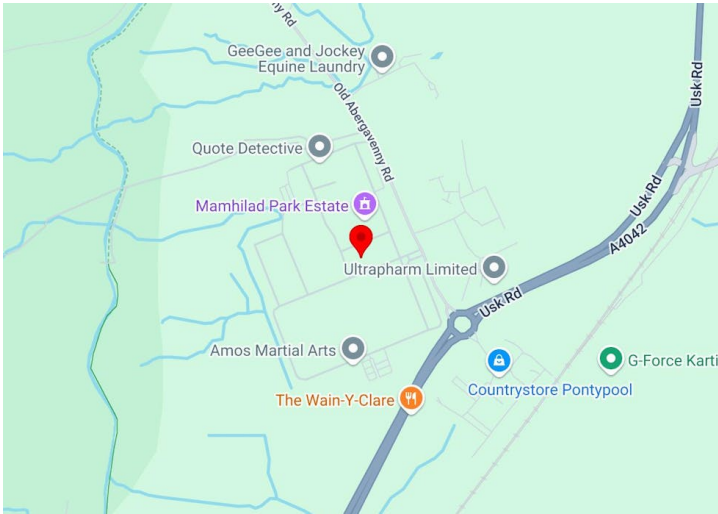
354.33 to 2,876.28 sq m

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**Reference: #295333**

# Brecon House

Mamhilad Park Estate, Pontypool, NP4 0HZ



### Summary

Available Size	3,814 to 30,960 sq ft / 354.33 to 2,876.28 sq m
EPC	B (33)

### Location

Pontypool is a town located in the borough of Torfaen. It is approximately 10 miles north of Newport. The town population is approximately 28,970.

The property is located on Mamhilad Park Estate, on the outskirts of Pontypool, just off the A4042 dual carriageway. Junction 25/26 of the M4 Motorway is 10 minutes away.

Mamhilad Park Estate is a beautiful setting with on site gym, nursery, hairdressers, restaurant/café. There is ample unallocated parking, EV charging facilities and bike storage. Occupiers include both industrial and office users including tenants such as Frog Bikes, MSRT, Le Bowke Logistics, Pia, Stephens Wilmot Solicitors, Gwent Wildlife Trust and Quote Detective.

### Description

Brecon House provides a mixture of office and industrial space. The industrial space is divided into a number of units which can be taken individually or combined to provide larger accommodation. The units benefit from concrete floors (painted in part), brickwork walls, strip lighting and roller shutter door access. A clear working height of approximately 3.18m is provided. Office and WC facilities can be provided to meet occupiers requirements or are available elsewhere in the building.

### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1	8,287	769.89	Available
Unit - 2	7,105	660.08	Available
Unit - 4	4,478	416.02	Available
Unit - 5	7,276	675.96	Available
Unit - 6	3,814	354.33	Available
<b>Total</b>	<b>30,960</b>	<b>2,876.28</b>	

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