



100% RATES RELIEF

Unit 13, Pontymister Industrial Estate, Risca, NP11 6NP

Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	329 sq ft / 30.57 sq m
Rent	£5,185 per annum
Service Charge	£436.30 per annum Budget Year End Sept 26
Rates Payable	£2,641.40 per annum Based on 2023 Valuation
Rateable Value	£4,700
EPC Rating	C (65)

Key Points

- Well located trade / industrial estate
- Occupiers on the estate include Screwfix & Lextan
- Unit currently benefits from 100% small business rates relief
- Adjacent to A467 dual carriageway
- Estate adjacent to Tesco Extra, Aldi and KFC.

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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	£152.18 per annum Insurance premium for year ending June 2026
EPC Rating	C (65)

Description

Well located light industrial / warehouse / trade unit - occupiers on the Estate include Screwfix. Adjacent to Tesco Extra, Aldi and KFC. Unit 13 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. The estate is adjacent to Tesco Extra, Aldi and KFC.

Specification

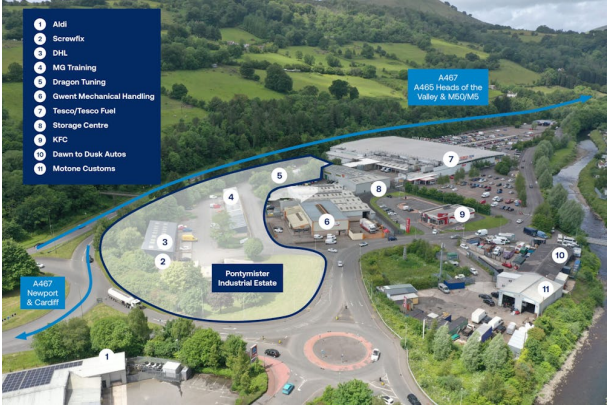
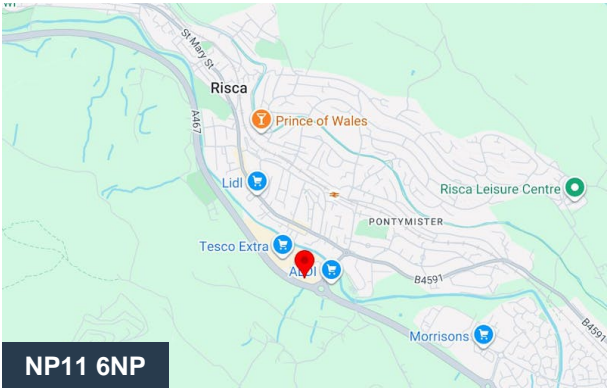
Access via double pedestrian doors 1.6m wide by 1.98m high
Minimum clear internal height (m): 3.5
Services: Metered

Terms

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

Small business rates relief

The unit qualifies for 100% small business rates relief:
<https://businesswales.gov.wales/topics-and-guidance/business-tax-rates-and-premises/business-rates-wales#guides-tabs-2>



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