

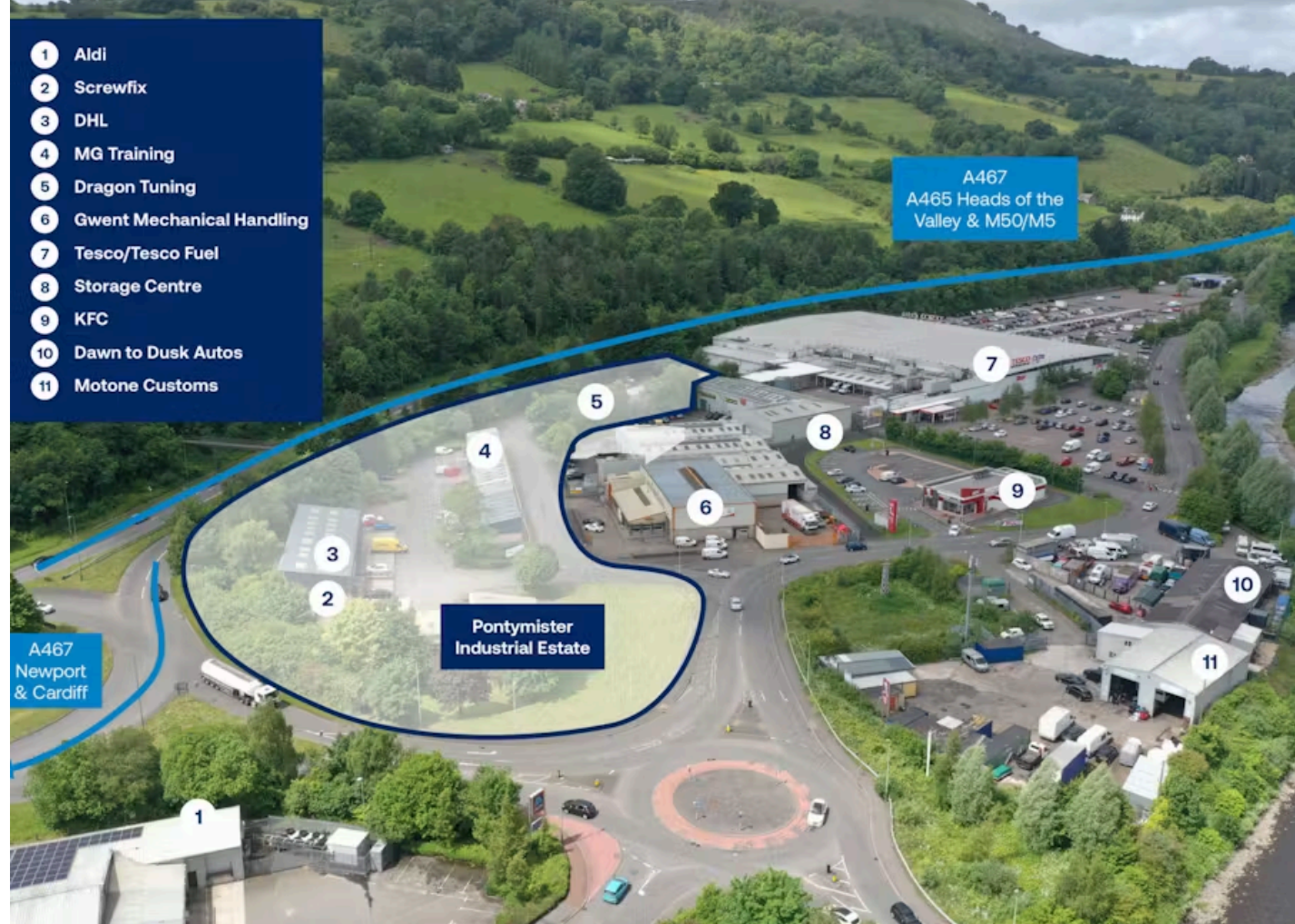


TO LET

Unit 10, Pontymister Industrial Estate,
Risca, **NP11 6NP**

Available August - Industrial / Warehouse Unit To Let on popular estate

- Well located trade / industrial estate
- Adjacent to A467 dual carriageway
- Occupiers on the estate include Screwfix, Choice Trade Frames & Lextan
- Estate adjacent to Tesco Extra, Aldi and KFC.
- Up and over loading door - 2.6 m wide, 3m high
- Minimum clear internal height (m): 3.5
- LEDs to be installed
- Unit may benefit from 100% small business rates relief - please contact CCBC
- New EPC instructed



Size

329 sq ft (30.57 sq m)

Rent

£5,500 per annum payable monthly
in advance

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.

Connectivity

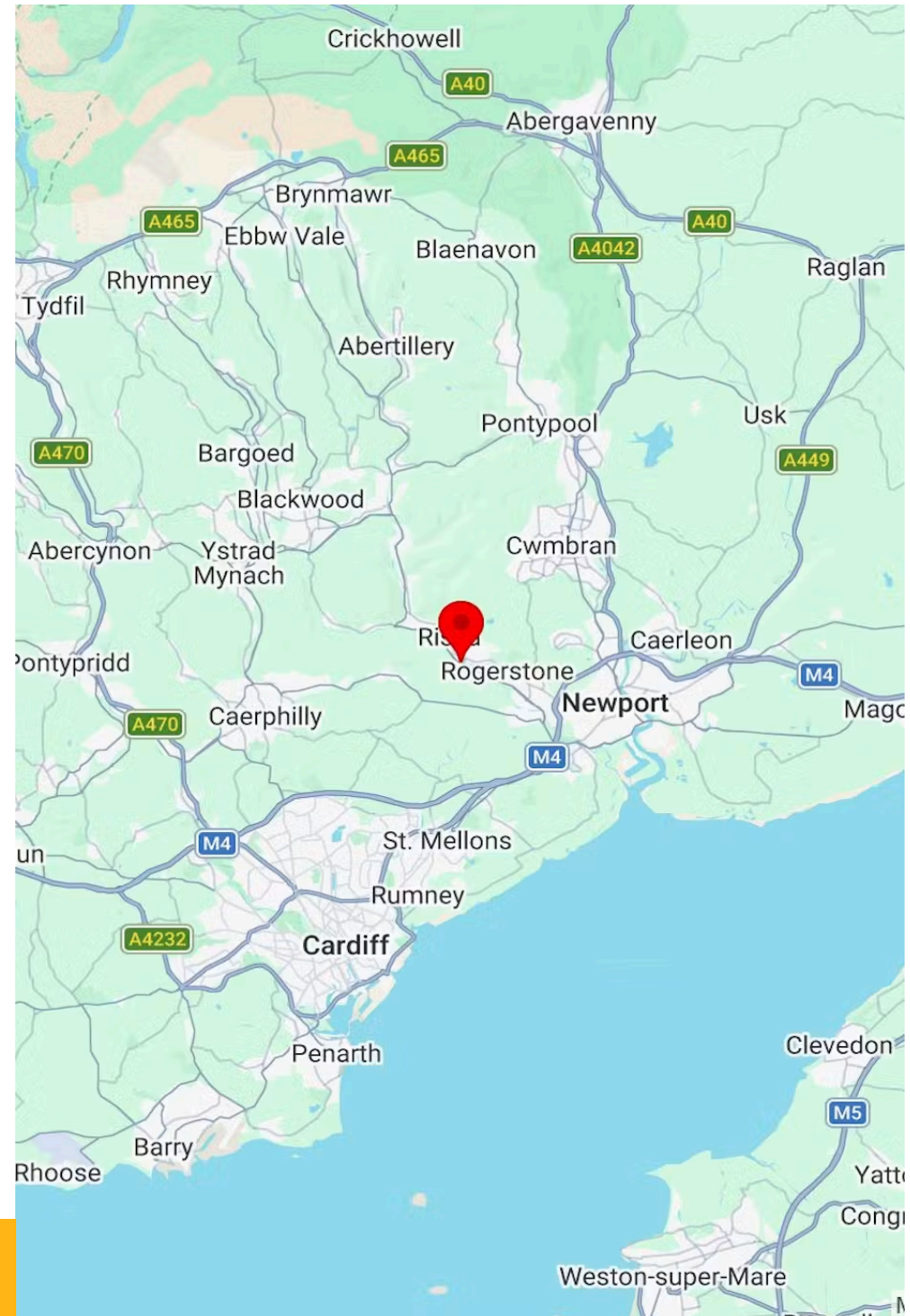
Road

M4 Jct 28	4 miles
M4 Jct 27	3 mile



Cities

Risca	0.3 miles
Cardiff	14 miles



Description

Well located light industrial / warehouse / trade unit.

Occupiers on the Estate include Screwfix, Choice Trade Frames and Lextan.

Adjacent to Tesco Extra, Aldi and KFC.

Unit 10 is available by way of a new Lease for a term of years to be agreed.

- Lighting - LED
- Up and over loading door - 2.6 m wide, 3m high
- Maximum clear internal height (m): 4.45
- Minimum clear internal height (m): 3.5
- Steel fire door
- WC
- Services: Metered

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
10	329	31
TOTAL	329	31

Specification



EPC:



Minimum clear internal height (m): 3.5



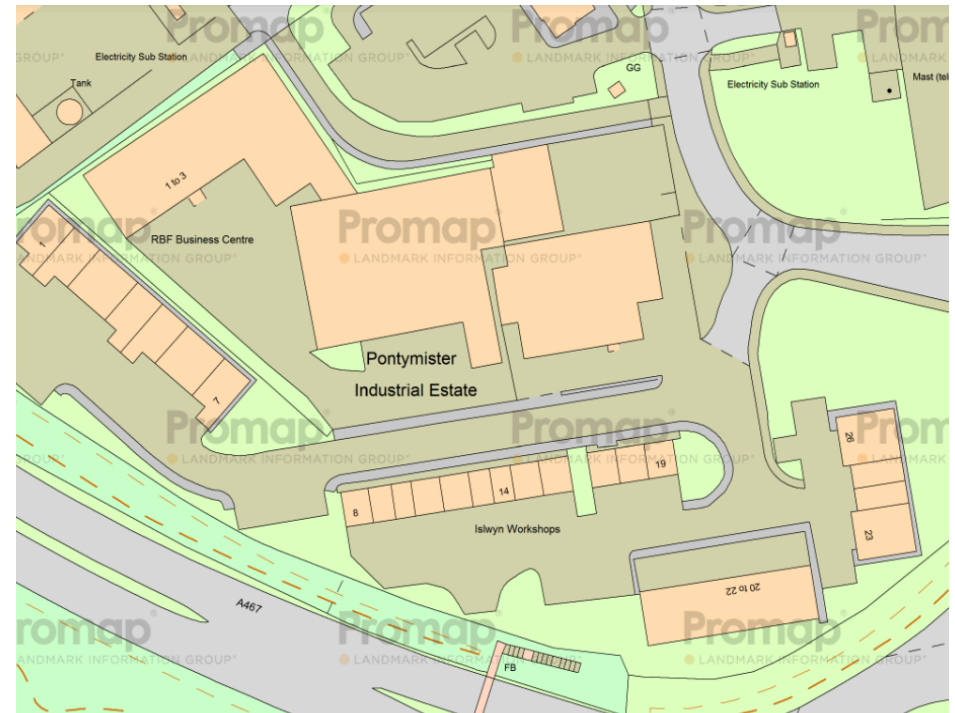
Lighting Type: LED



Loading Doors (Surface level): 1



Maximum clear internal height (m): 4.45





Unit 10, Pontymister Industrial Estate,
Risca, **NP11 6NP**



Sat Nav. NP11 6NP



///begun.mice.firepower



what3words

Viewings

Please contact Jenkins Best

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 may qualify for an element of small business rates relief:
<https://businesswales.gov.wales/topics-and-guidance/business-tax-rates-and-premises/business-rates-wales#guides-tabs--2>

Rent

£5,500 per annum payable monthly in advance

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £4,650
Rates Payable: £2,641.20 per annum Based on 1 April 2026 Valuation

Service charge

£436.60 per annum Budget Year End Sept 26

Legal Costs

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

VAT

Applicable

Availability

Available Immediately

Contact

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Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.

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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.