



TO LET

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

Coming Soon (April 2026) - Industrial / Warehouse Unit To Let on popular estate

- Well located trade / industrial estate
- Adjacent to A467 dual carriageway
- Occupiers on the estate include Screwfix & Lextan
- Estate adjacent to Tesco Extra, Aldi and KFC.
- LED Lighting
- Office & WC block 6.14m x 2.17m
- Roller shutter door 2.64m w x 3.16m h
- Minimum eaves: 3.75m
- Maximum eaves: 5.54m



Size

1,122 sq ft (104.24 sq m)

Rent

£13,500 per annum rent 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 miles



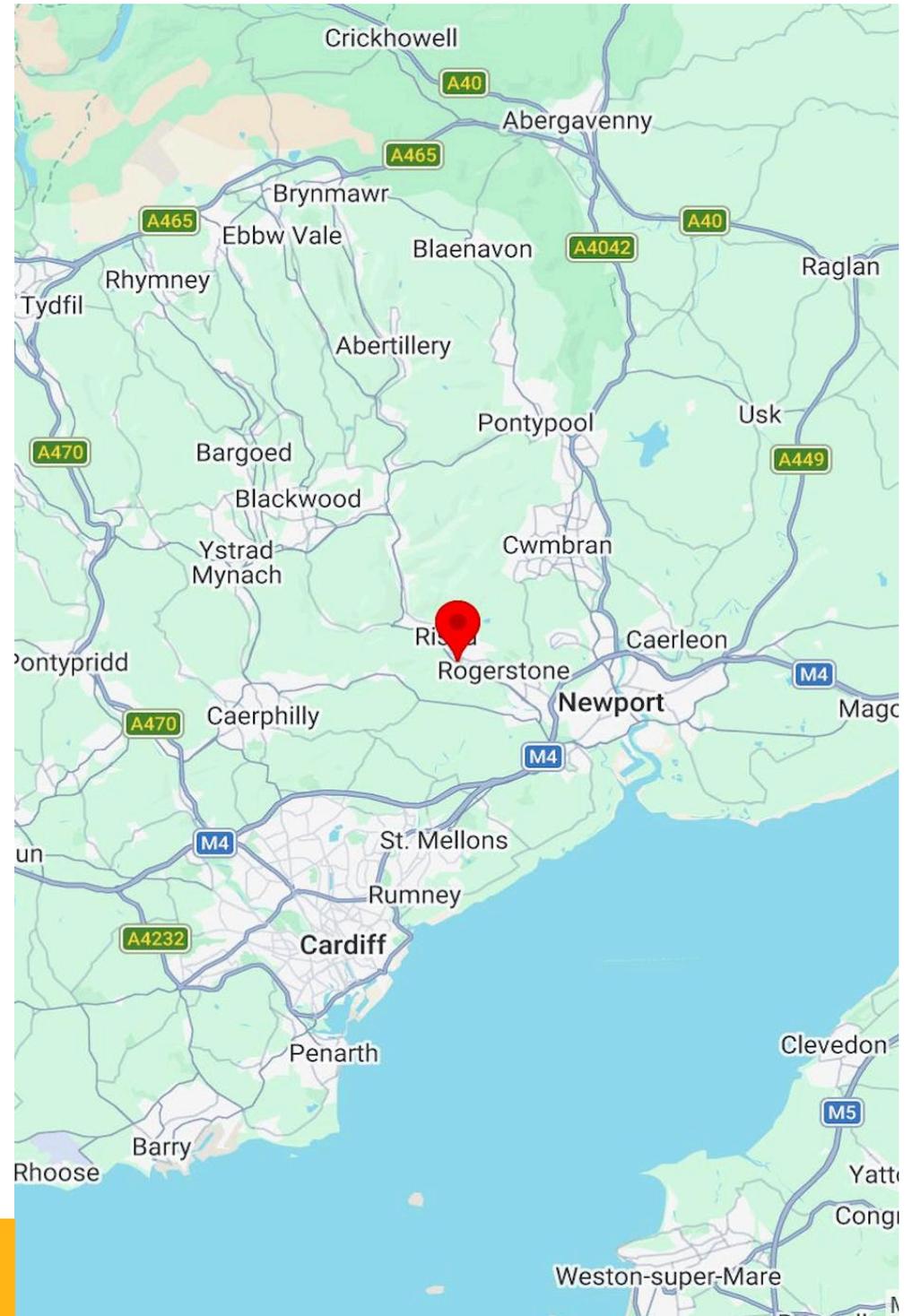
Airports

Cardiff Airport	18 miles
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Cities

Cardiff	14 miles
Risca	0.3 miles



Description

Coming in April 2026:

Well located light industrial / warehouse / trade unit.

Occupiers on the Estate include Screwfix, and Lextan.

Adjacent to Tesco Extra, Aldi and KFC.

Unit 6 is available by way of a new Lease for a term of years to be agreed.

- Warehouse with LED Lighting
- Office & WC block 6.14m x 2.17m
- Roller shutter door 2.64m w x 3.16m h
- Minimum eaves: 3.75m
- Maximum eaves: 5.54m
- Services: Metered

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
6	1,122	104
TOTAL	1,122	104

Specification



EPC: D (79)



Minimum clear internal height (m): 3.75



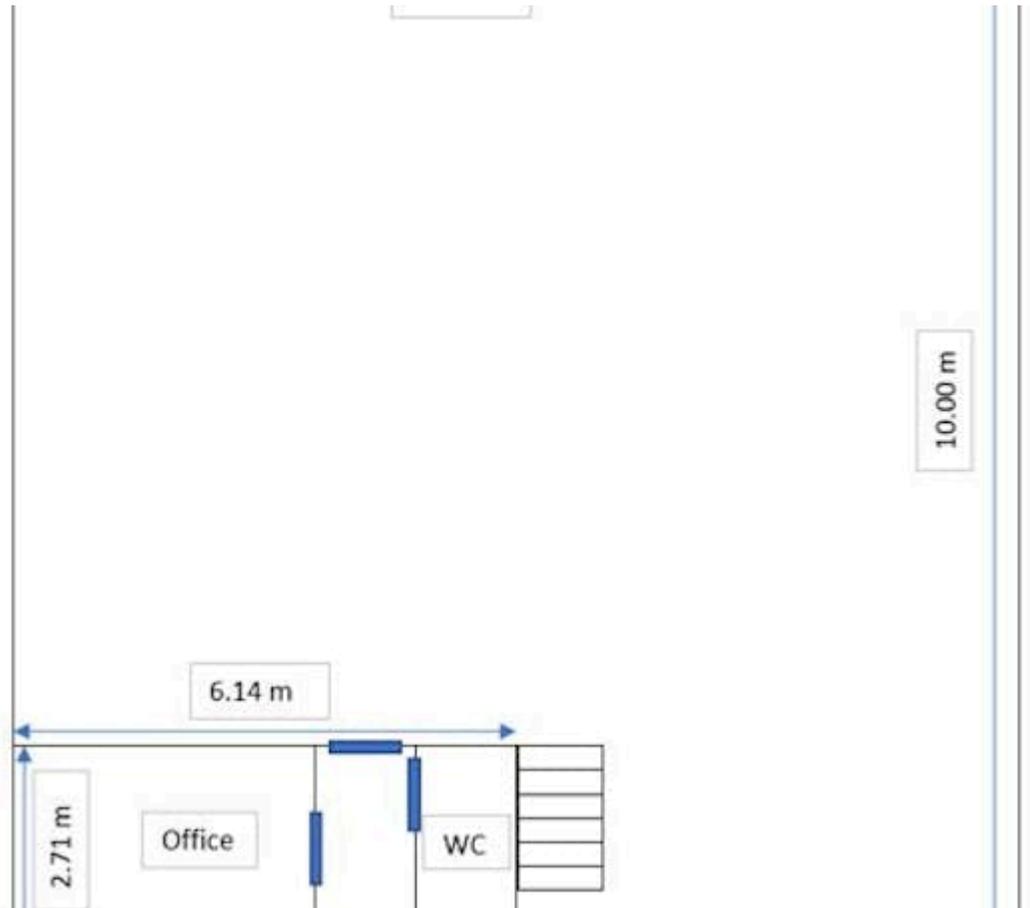
Maximum clear internal height (m): 5.4



Lighting Type: LED



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Sat Nav. NP11 6NP



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what3words

Terms

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

Rent

£13,500 per annum rent payable monthly in advance

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £13,500
Rates Payable: £7,668 per annum Based on 2026 Valuation

Service charge

£1,495 per annum Budget Year End Sept 26

Insurance

£283.01 per annum Insurance premium for year ending June 2026

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

EPC

D (79)

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.

All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

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All terms quoted exclusive of VAT unless otherwise stated.

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.