



Unit 16, Polo Grounds, Pontypool

Polo Grounds, Pontypool, NP4 0TW

For Sale: Industrial Unit Located in Established Trading Area

15,877 sq ft
(1,475.02 sq m)

- Well located on an established industrial estate
- Secure Fencing Surrounding the Perimeter
- Delivery & Loading Bay
- Good Car Parking Provisions and Yard Space
- 3 Phase Electric
- Eaves height of 5.1 meters

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Summary

Available Size	15,877 sq ft
Price	£800,000
Rates Payable	£30,873 per annum
Rateable Value	£61,500
Service Charge	TBC
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	E (118)

Description

Unit 16 is a detached, single-storey industrial unit of steel portal frame construction, externally clad with blockwork to approximately 2 meters, and profile steel sheeting to the remainder. An office block of brickwork elevations and a felt flat roof is at the front of the property, attached to the industrial unit.

The unit benefits internally from extensive power connections with 3 phase electric and plenty of ancillary space that could satisfy a range of different uses.

The unit has a good eaves height of 5.1 meters, rising to an apex of 7.3 meters.

Pedestrian access to the unit is available via single and double doors in the office block, whilst vehicular access is via a two level loading doors.

Palisade fencing secures the perimeter of the site, with gates providing access from the main road.

Location

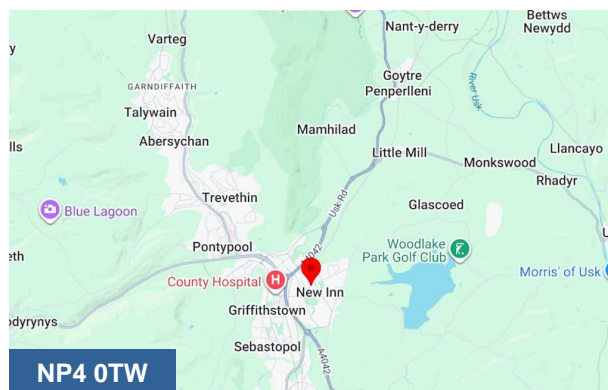
The property is situated within the well-established Polo Grounds Industrial Estate in Pontypool. The estate benefits from direct access to the A4042, providing a key link between Pontypool, Cwmbran and Newport.

The site is strategically located approximately 4 miles from Junction 25A of the M4, offering excellent road connections to South Wales and the wider motorway network.

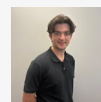
The property is in an established commercial trading location with surrounding occupiers including Folly Contractors, PRV Engineering and Eagle Plant Pontypool.

Terms

The property is available to purchase on a freehold basis



Viewing & Further Information



Max Wood

02920346336

max.wood@coark.com



Tal Williams

02920 346 304

tal.williams@coark.com