

ARD Business Park

Polo Grounds Industrial Estate, Pontypool, Torfaen, NP4 0SW



From 93.37 Sq M (1,005 Sq Ft)

To 188.96 Sq M (2,034 Sq Ft)

Location

The ARD Business Park is situated on the Polo Grounds Industrial Estate, 1.6km (1 mile) south east of Pontypool. The Estate is readily accessible, linked by the A4042 dual carriageway to junctions 25A and 26 of the M4 Motorway approximately 11.2km (7 miles) to the south.

- Trade Counter / Industrial Units
- Excellent road links
- Established Industrial Estate / Location
- Flexible lease terms
- Immediately available



Description

The Park is home to primarily industrial / warehouse operations with nearby occupiers including Travis Perkins and Biffa Waste Management.

ARD Business Park comprises two terraces of 12 warehouse / industrial units with shared central loading and circulation area. The internal subdivision of the units does vary however as standard comprises 10% office content and WC / ancillary accommodation towards the front of the unit with rear warehouse area.

Terms

The units are available on new Full Repairing and Insuring Leases for a term of years to be agreed.

Availability & Quoting Rents

For the latest availability and quoting rents please refer to the attached schedule.

Service Charge

An estate service charge is levied for the maintenance of the common areas. East unit contributes a fair proportion of the overall charge, budget details and costs can be provided on request

Business Rates

Occupiers will be responsible for Business Rates and for the latest Rateable Values please refer to the attached schedule.

VAT

All figures are exclusive of VAT which the Landlord may elect to charge.

Legal Costs

Each party will be responsible for their own legal costs.

Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed

Viewing

Please contact the joint Agents:

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Availability

Unit	Size	Rent	Rent PA	Rateable Value	Service Charge
1-2	2,034	£5.75	£11,700.00	To be re-assessed	Fair proportion of the overall charge
3	1,015	£5.75	£5,840.00		Fair proportion of the overall charge
5	1,015	£5.75	£5,840.00		Fair proportion of the overall charge
13	1,021	£5.75	£5,870.75	£4,850	Fair proportion of the overall charge
15	1,005	£5.75	£5,780.00	£4,700	Fair proportion of the overall charge

The above annual rents exclude rates, service charge, insurance and VAT.

*Full Energy Performance Certificates available on request.

Subject to Contract / Availability

For further information or to arrange an inspection, contact:

Carlo Piazza / Chris Yates Cushman & Wakefield 029 2026 2201 / 029 2026 2272
 Anthony Jenkins / Henry Best Jenkins Best 029 2034 0033

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