



TO LET

**BLOCK G, UNITS 1 – 12
PENMAEN INDUSTRIAL ESTATE
PONTLLANFRAITH
NP12 2DQ**

- Newly constructed block of Warehouse / Industrial units
- Space available from circa 400 sq ft up to 3,000 sq ft
- Units can be sub-divided to suit occupier requirements
- On site car parking
- Prominently located on established/ popular estate

RENT FROM £85 PER WEEK EXCLUSIVE

LOCATION

The subject property is located on the Penmaen Industrial Estate in Pontllanfraith.

Pontllanfraith lies to the east of Blackwood and approximately 10 miles to the north west of Newport and the M4 motorway at Junction 27. Access to the estate is excellent being primarily dual carriageway by way of the A472 and A467 roads.

DESCRIPTION AND ACCOMMODATION

The subject block comprises newly constructed industrial space offering units from circa 400 sq ft upto 3,000 sqft.

The specification comprises insulated cladding, electronic roller shutter doors, translucent ceiling panels and three-phase electricity supply.

TERMS

The property is available to let by way of a new lease on terms to be agreed.

RENT

Rent from £85 per week exclusive.

BUSINESS RATES

To be separately assessed upon occupation.

VAT

All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction.

ARRANGE A VIEWING

Strictly by appointment with the sole agents:

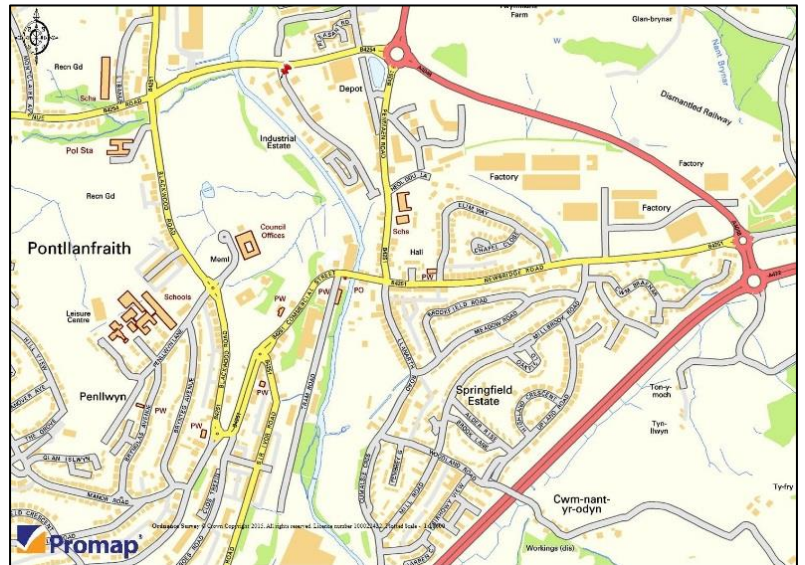
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SUBJECT TO CONTRACT AND AVAILABILITY

1567/SEP18



IMPORTANT NOTICE

All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, given notice that's (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statement as being either a representation or warranty.

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