

## **ARD Business Park**

**Polo Grounds Industrial Estate, Pontypool, Torfaen, NP4 OSW**

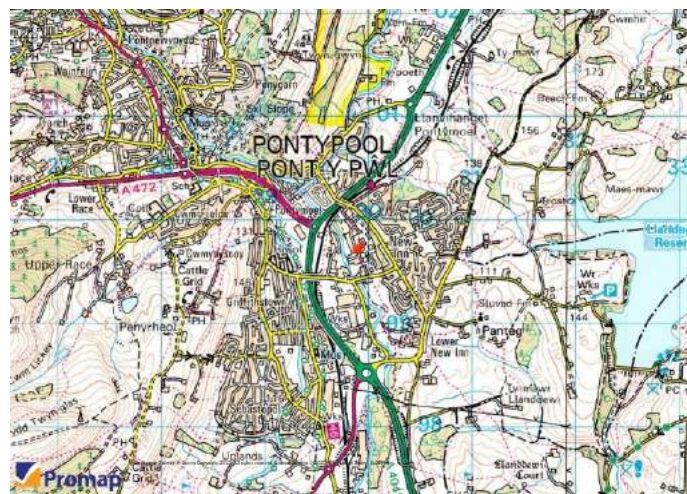


**From 95 SQ M (1,021 SQ FT)**  
**to 284.55 SQ M (3,063 SQ FT)**

### **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 11.2 KM (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. Each 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.

### Viewing

Please contact the joint agents:

**Rob Ladd/ Chris Yates**

[rob.ladd@cushwake.com](mailto:rob.ladd@cushwake.com)

[chris.yates@cushwake.com](mailto:chris.yates@cushwake.com)

Tel: 029 2026 2254/ 029 2026 2272

**Anthony Jenkins / Henry Best**

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[henry@jenkinsbest.com](mailto:henry@jenkinsbest.com)

Tel: 029 20 34 00 33



## ARD Business Park, Pontypool, NP4 0SW

### Availability

Unit	sq m	sq ft	Rent (pa)	Rateable Value	epc	Comments
6 & 7	189.7	2042	£10,210	£8,300	87 (D)	Mid terraced unit
16	93.83	1010	£5,050	£4,700	92 (D)	Mid terraced unit
23	153.7	1,654	£8,270	£6,000	133(F)	

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:

Rob Ladd/ Chris Yates	Cushman & Wakefield	029 2026 2254/ 029 2026 2272
Anthony Jenkins / Henry Best	Jenkins Best	029 2034 0033

Dec 16

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