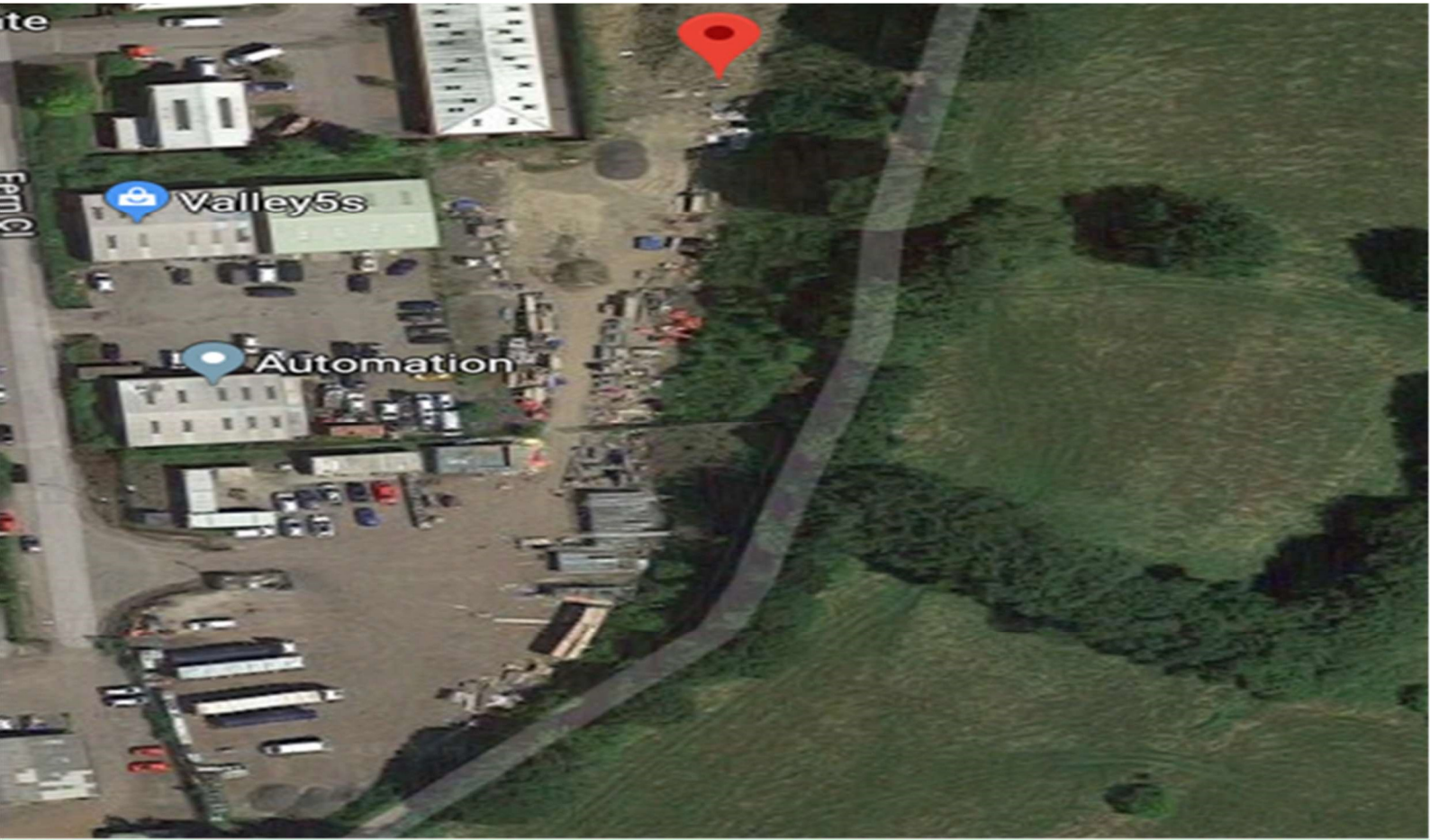


# TO LET / FOR SALE



## Land at Pen-y-Fan Industrial Estate, Oakdale, NP11 3EH

- Secure site with palisade fencing.
- Surfaced with hardcore.
- Approximately 0.961 hectares (2.373 acres).

**£30,000 per annum / £450,000**

[www.nplinnells.co.uk](http://www.nplinnells.co.uk)

## LOCATION

The property is situated on Pen-y-Fan Industrial Estate, an established commercial location approximately 7.2 kilometres (4.5 miles) to the east of Blackwood and 24.1 kilometres (15 miles) to the north of Newport and the M4 Motorway.

The property is accessed via Fern Close leading to the main estate roadways.

## DESCRIPTION

The property comprises an irregular shaped parcel of land, bounded with steel palisade fencing and surfaced with hardcore to include a wash bay and interceptor.

The site benefits from mains water and electricity.

## ACCOMMODATION

The site area is approximately 0.961 hectares (2.373 acres).

## TENURE

The property is available either on a new lease for a term to be agreed or freehold with vacant possession.

## RENT

**£30,000 per annum.**

## PRICE

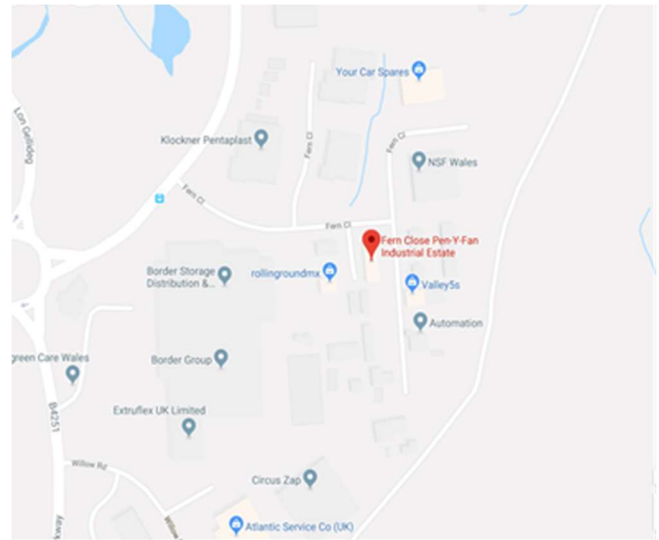
Offers are invited in the region of **£450,000** for the freehold interest.

## PLANNING

We understand that the property benefits from a B1, B2 & B8 planning consent. Any interest parties are advised to contact the local planning authority.

## LOCAL AUTHORITY

Caerphilly County Borough Council. [www.caerphilly.gov.uk](http://www.caerphilly.gov.uk)



## LEGAL COSTS

Each party will be responsible for their own legal and professional costs incurred in the transaction.

## FURTHER INFORMATION

Please view our website or Zoopla for more photographs and specific information relating to the property.

### Alternatively, please contact:

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