



**WAREHOUSING, OFFICES AND YARD**

**Unit G, Croespenmaen Industrial Estate**

**Crumlin, NP11 3AG**



# 1,007 sq m (10,840 sq ft)

## Property Highlights

- Detached unit with parking / loading to the front and yard to the rear
- Good quality, clear height storage / production space
- Established business location

### Location

The property is situated on Croespenmaen Industrial Estate, an established business location in close proximity to Oakdale, approximately 1.5 miles to the west of Crumlin and circa 15 miles north of Newport and Junction 28 of the M4 motorway. Nearby occupiers include Travis Perkins and Braces Bakery.

The property is accessed via the B4251 which in turn links to the A467 to the east via Kendon Hill. The estate is also situated on the opposite side of the B4251 (to the south) of Pen-y-fan Industrial Estate. Unit G is located at the end of the estate road, within a secure shared yard.

For more information, please contact:

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# WAREHOUSING, OFFICES AND YARD

## Unit G, Croespenmaen Industrial Estate

### Crumlin, NP11 3AG

#### Description

The property comprises a detached storage / production facility of steel portal frame construction with part clad elevations under a pitched roof incorporating translucent light panels.

Internally, the unit provides storage / production space with a single level access shutter door. The unit also includes a block built single storey office / amenity block with mono pitch room incorporating a kitchen area and WC.

Externally the property opens onto a secure shared yard, with parking to the front elevation and large external storage area to the rear.

The demisable premises are edged red on the plan overleaf. *There is a small area (hatched green) currently let to a third party on an informal arrangement; vacant possession can be provided to any incoming party.*

#### Accommodation

Description	Sq M	Sq Ft
Warehouse/Workshop	549	5,904
Offices	104	1,124
Offices/Ancillary	354	3,812
<b>TOTAL</b>	<b>1,007</b>	<b>10,840</b>

#### Tenure

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

#### Business Rates

Rateable Value 2017/18: £19,250

UBR Multiplier 2019/20: 52.6p

#### Quoting Terms

On application.

#### VAT

VAT will be charged on all costs.

#### EPC

An EPC is being commissioned.

A full copy of the certificate will be available upon request.

#### Legal Costs

Each party of bear their own legal and surveyors costs incurred in the transaction.

#### Viewing

For further information and to arrange an inspection, please contact the sole agents:

Rob Ladd  
Partner

029 2026 2254

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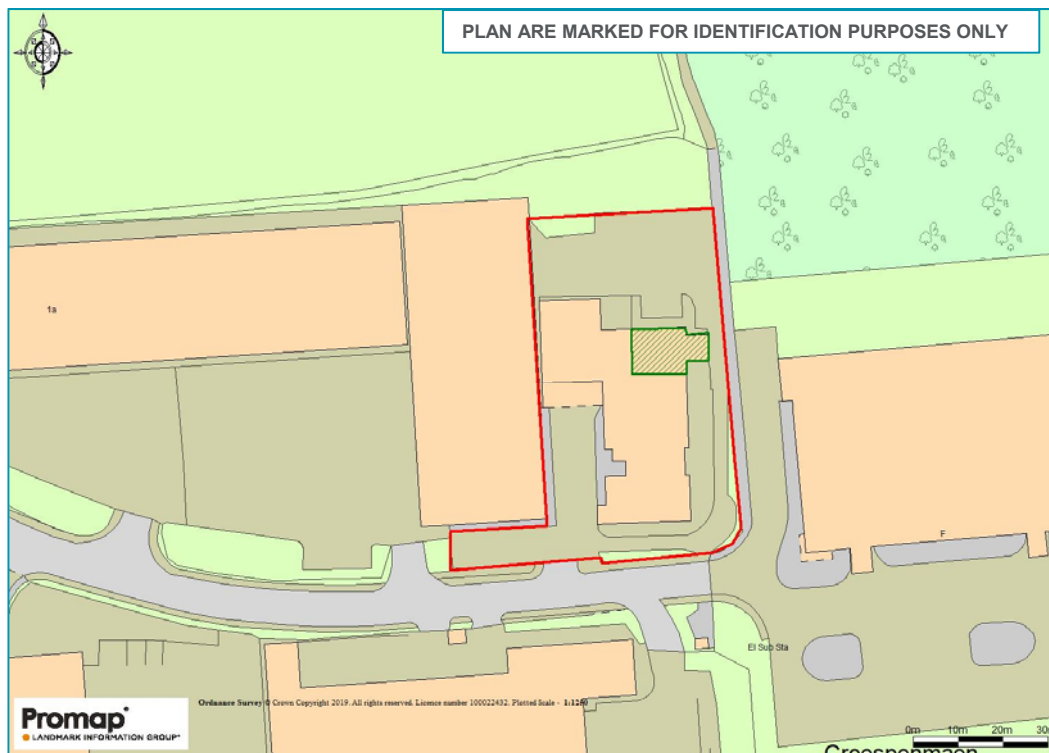
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