

**Mileway**

# Willow Road Newport

Available to Let  
Warehouse  
4,532 sq ft

15

11 miles to J28 of M4



Generous parking provision



Roller shutter doors



LED lighting



3.6 m - 5.9 m eaves height



# Willow Road

Newport NP11 4EG



## Description

The units are of steel portal frame construction with steel profile sheet cladding and brickwork elevations under a pitched roof. The units are accessed via a single level loading roller shutter door with separate pedestrian access. A minimum eave height of 3.6 meters rising to 5.9m at the apex. The units also benefit from integral WC and office accommodation. Externally, there is a generous circulation and car parking provision.

## Location

The property is located on Pen Y Fan Industrial Estate, an established industrial and commercial district located in Crumlin approximately 20 miles north of Cardiff and 13 miles North West of Newport. There are links to the South Wales Road Network, situated 11 miles north of Junction 28 of the M4, via the A467 and B4591, providing excellent accessibility west to Cardiff and Swansea and east to Bristol. Surrounding occupiers include Border Group and Abingdon Flooring.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

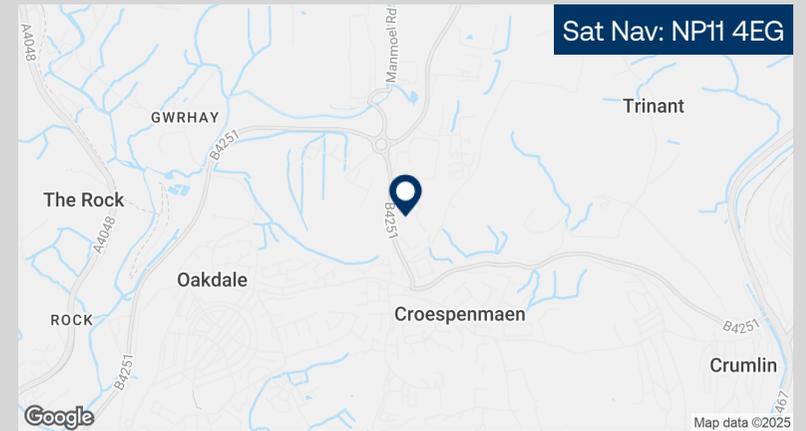
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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 15	Warehouse	4,532	Under offer	£2,455 PCM
<b>Total</b>		<b>4,532</b>		

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