

Mileway

Skew Fields Pontypool

Available to Let
Warehouse
62,077 sq ft

3 level roller doors



Minimum eaves heights 6.0 m



Maximum eaves height 9.0 m



2 storey office accommodation



Canteen, WC & changing facilities



7 miles from M4 Jct 26



Skew Fields

Pontypool NP4 0XZ



Description

This modern semi-detached industrial / warehouse unit is of steel portal frame construction consisting of 3 bays, minimum eaves heights 6.0 metres, maximum eaves height 9.0 metres, served by adjoining Loading Bay. 3 level roller door access, 2 measure 2.5 m x 3.0 m, 1 measuring 4.4 m x 4.4. Integral office accommodation is arranged over two floors providing open plan accommodation. Ancillary / amenities provides a canteen, WC & changing facilities accessed directly via the warehouse accommodation.

Location

The property is strategically located in South East Wales directly off the A4042 south of Pontypool in an established commercial location.

The site has excellent connections to the road network:
2 miles from Cwmbran
7 miles from junction 26 of the M4 motorway (Newport)
15 miles from J30 of the M4 (Cardiff Gate)
10 miles from Abergavenny

Also well connected by sea, rail and air:
10 miles from Newport Docks
34 miles from Cardiff airport
41 miles from Bristol airport
Less than half a mile from Pontypool and New Inn train station

Occupiers in the immediate vicinity include Premier Inn, Harvester Best Western, KFC, McDonalds and a Shell petrol filling station.

EPC

EPC is available upon request.

Terms

Available on new full repairing and insuring leases.

VAT

VAT will be payable where applicable.

Legal Costs

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

Viewing / Further Information

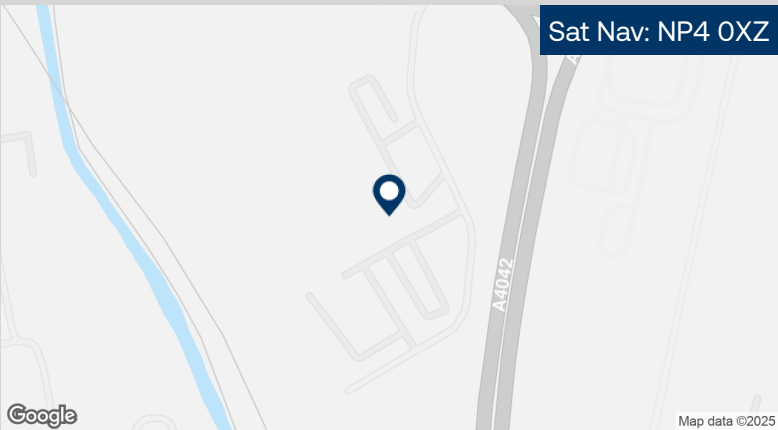
Please contact:

Mileway
Chris Watkins
walesandsouthwest@mileway.com
0292 168 0815

Jenkins Best
Henry Best
henry@jenkinsbest.com
07738 960 012

Jenkins Best
Anthony Jenkins
anthony@jenkinsbest.com
07768 233 919

Knight Frank
Neil Francis
neil.francis@knightfrank.com
07766 511 983



Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 1	Warehouse	92,077	Under offer
Total		92,077	

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.