

# Skew Fields

Pontypool NP4 0XZ

Office | 7,843 ft<sup>2</sup>



Jct 26 of the M4 - 7 miles



Parking for 20 cars



DDA compliant passenger lift



First floor office accommodation

Available to Let

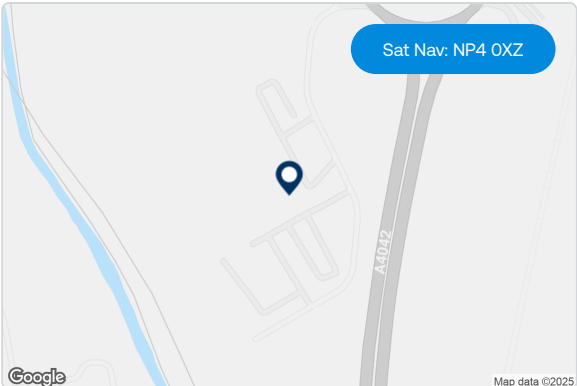


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## Description

This modern first-floor office suite offers a versatile layout that includes a combination of open-plan workspaces alongside private cellular offices and dedicated meeting rooms, making it suitable for a range of business needs. The property is well-equipped with its own separate kitchenette facilities, providing convenience for staff and visitors. Additionally, the office benefits from a passenger lift that is fully compliant with DDA (Disability Discrimination Act) standards, ensuring accessibility for all users. WC facilities are located within the shared areas of the building, contributing to the overall functionality and comfort of the premises.



## Location

The property enjoys a strategic position in South East Wales, situated just off the A4042 to the south of Pontypool, within a well-established commercial area. It benefits from excellent road connectivity, being only 2 miles from Cwmbran, 7 miles from Junction 26 of the M4 motorway at Newport, 15 miles from Junction 30 at Cardiff Gate, and 10 miles from Abergavenny. In addition to its strong road links, the site is well served by other transport modes, with Newport Docks just 10 miles away, Cardiff Airport 34 miles away, and Bristol Airport within a 41-mile reach. Pontypool and New Inn train station is conveniently located less than half a mile from the property, offering easy access by rail. The surrounding area is home to a range of national occupiers including Premier Inn, Harvester, Best Western, KFC, McDonald's, and a Shell petrol filling station, contributing to the vibrant commercial environment.

## Further information

**EPC**  
EPC is available upon request.

**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.

[Book a viewing](#)

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
1st Floor Office	Office	7,843	Immediately
Total		7,843	

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