

Willow Road

Pen Y Fan Industrial Estate, Crumlin, NP11 4EG

Warehouse | 4,398 ft²



M4 Jct 28 - 11 miles



Generous parking provision



Office accommodation



Roller shutter



LED lighting

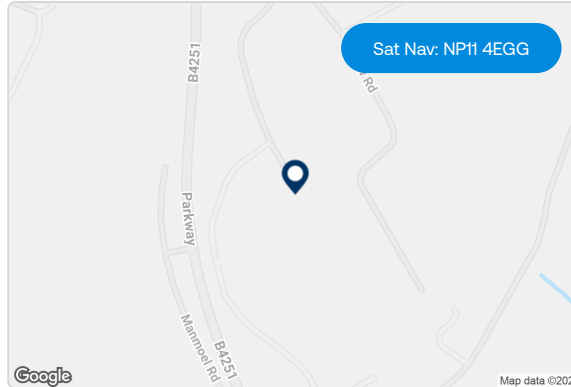


Max eaves 5.9 m

Coming soon



LastMileFirst | mileway.com



Description

Unit 14 is a modern industrial unit constructed with a steel portal frame, featuring steel profile sheet cladding and brickwork elevations beneath a pitched roof. The warehouse is accessed by a roller shutter door (3.5m High x 3.5m Wide) complemented by a separate pedestrian entrance leading to reception, welfare and offices. The unit provides a minimum eave height of 3.6 metres, rising to 5.9 metres at the apex, and has been upgraded to include energy-efficient LED lighting. Externally, unit 14 benefits from generous circulation space for loading and car parking.

Location

The property is situated on Pen Y Fan Industrial Estate, a well-established industrial and commercial area located in Crumlin, approximately 20 miles north of Cardiff and 13 miles northwest of Newport. The unit is well connected, benefiting from good transport links being just 11 miles north of Junction 28 of the M4 via the A467 and B4591, which provides excellent accessibility to Cardiff and Swansea, and eastward to Bristol. The estate is home to several notable occupiers, including Border Group and Abingdon Flooring.

Further information

EPC	Terms	Legal costs
Unit 14 : C	Available on new full repairing and insuring leases.	All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

Scott Jones
Mileway
walesandsouthwest@mileway.com
0292 168 0815

Rhys Price
Knight Frank
rhys.price@knightfrank.com
07974 366 099

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

Kate Maffey
Knight Frank
Kate.Maffey@knightfrank.com
07977 759 501

Accommodation:

Unit	Property Type	Size (sq ft)	Availability
14	Warehouse	4,398	Immediately
Total		4,398	

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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.

Mileway