

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



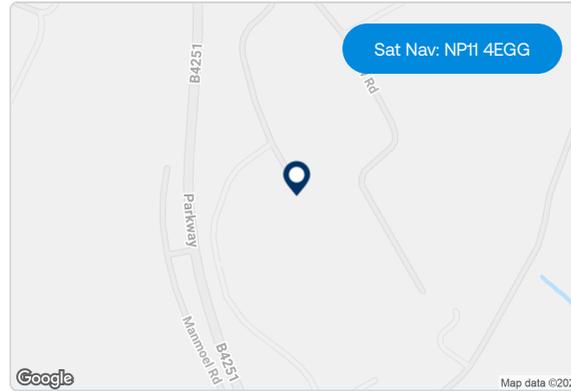
LED lighting



Max eaves 5.9 m

Coming soon





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.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
14	Warehouse	4,398	Coming soon	2,530
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.

Further information

EPC Unit 14 : C	Rent Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	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.
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[Book a viewing](#)

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