

# Pontnewynydd Industrial Estate

Pontypool, NP4 6YW

Warehouse | 1,464 - 4,426 ft<sup>2</sup>



LED Lighting



Roller Shutters



Yard



Ideal trade counter location



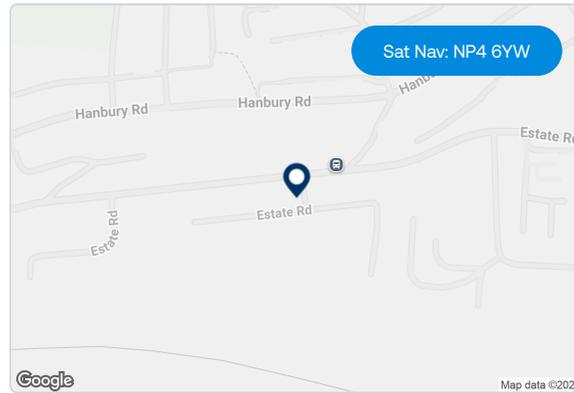
Ample parking

Available to Let

# Images coming soon



Images coming soon



## Description

The property consists of two terraced trade counter units constructed with steel portal frames, part block walls, and clad elevations. Units 5 and 6 are combined, offering a total gross internal area of approximately 2,962 sq ft. These units feature predominantly open-plan layouts, two level access roller shutter doors, a separate pedestrian entrance, and WC facilities.

Unit 7 is available to be combined with Units 5 and 6, providing a total combined area of 4,426 sq ft. It includes a single level roller shutter door, a separate pedestrian entrance, and WC facilities. The units have minimum eaves heights of 3.25m, rising to 4.65m.

Unit 7 is well-suited for use as a trade counter, with Units 5 and 6 ideal for warehousing or storage. The property benefits from loading access and ample parking at the front.

## Location

The estate benefits from excellent transport links, being close to the A4043 road, which provides easy access to the M4 motorway, a major route connecting South Wales to the rest of the UK. This strategic location offers convenient connectivity to nearby urban centers such as Newport, Cardiff, and Bristol.

The estate is situated within a predominantly industrial and commercial zone, hosting a diverse range of businesses including manufacturing, distribution, and service industries. Its proximity to local amenities and the town centre of Pontypool adds to its appeal for businesses seeking a balance between accessibility and operational efficiency.

Pontnewynydd Industrial Estate is supported by good infrastructure, including ample parking, loading facilities, and access to utilities, making it a practical choice for companies requiring flexible industrial space in a well-connected South Wales location.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
5 & 6	Warehouse	2,962	Immediately
7	Warehouse	1,464	Immediately
5-7	Warehouse	4,426	Immediately
Total		8,852	

## Further information

EPC  
Units 5-7 : C

### 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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