

# ARD Business Park

Pontypool, NP4 0SW

Warehouse | 1,021 - 2,042 ft<sup>2</sup>



Level access roller shutter door



24 hour access



On site parking



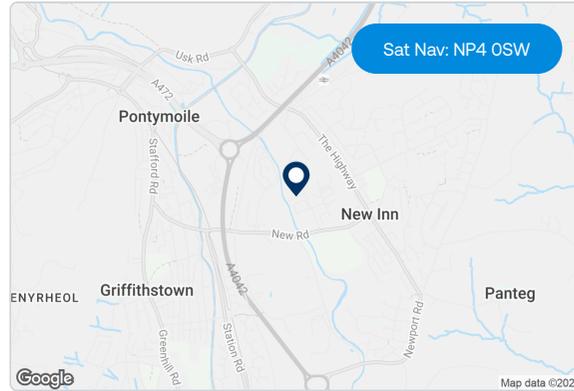
M4 access via A4042



W.C. Facilities

Available to Let





## Description

Ideal for growing businesses, these versatile units are built with steel frame construction and offer generous eaves heights between 3.25 and 4.92 metres—perfect for a range of operational needs.

Each unit features a secure, level-access roller shutter door alongside a separate pedestrian entrance, ensuring both convenience and security. Inside, you'll find practical office space and WC facilities, making it easy to manage day-to-day operations. With 24-hour access, on-site parking, and excellent transport links—including quick access to the M4 via the A4042—this location supports flexibility and connectivity for businesses on the move.

## Further information

**EPC**  
Unit 4: B,  
Unit 6 & 7:  
B

**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.

[Book a viewing](#)

**Mileway**

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## Location

ARD Business Park is conveniently located on the well-established Polo Grounds Industrial Estate, just one mile southeast of Pontypool. The estate offers excellent connectivity, with direct access to the A4042 dual carriageway, linking swiftly to Junctions 25A and 26 of the M4—only seven miles away. This strategic position makes it easy for businesses to reach Cardiff, which is just 20 miles to the southwest, while also benefiting from strong regional transport links for staff, clients, and deliveries.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
4	Warehouse	1,021	Coming soon	810
6 & 7	Warehouse	2,042	Immediately	1,340
Total		3,063		

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.

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