

# Pontymister Industrial Estate

Risca, NP11 6NP

Warehouse | 329 - 1,894 ft<sup>2</sup>



M4 Jct 28 - 4 miles



Min eaves 3.5m / Max eaves 4m

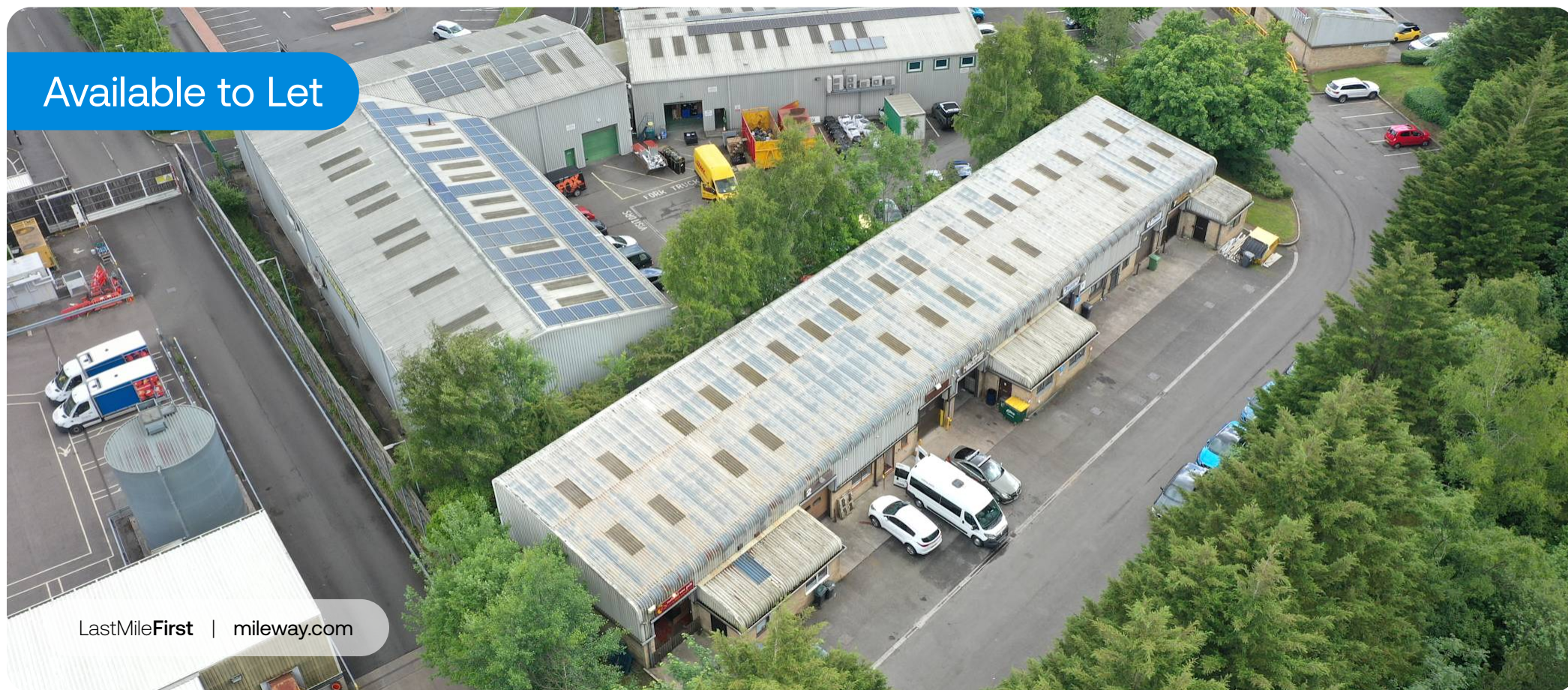


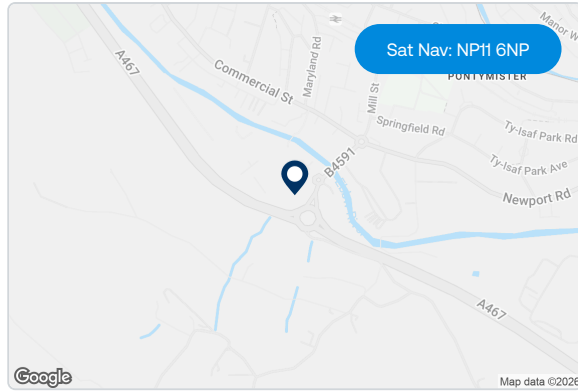
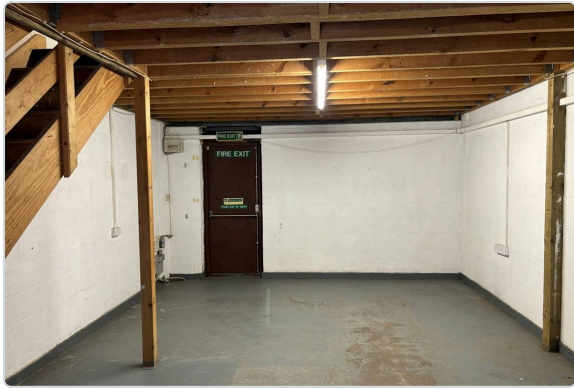
W.C. facilities



2.6m x 3m up and over door

Available to Let





## Description

These terraced units are ideal for light industrial, workshop and storage purposes. The units are of steel frame construction with minimum eaves 3.5m / maximum eaves 4.45m. The units benefit from an up and over loading door, measuring 2.6 m wide x 3m high and W.C facilities.

These units are not suitable for vehicle storage or use as car garages.

## Location

Pontymister Industrial Estate is a popular trade and industrial location – occupiers on the estate include Screwfix. It is also adjacent to Tesco Extra, Aldi and KFC. The estate is conveniently situated adjacent to the A467 dual carriageway which provides direct access to Junction 28 of the M4 Motorway, approximately 4 miles to the south.

## Further information

### EPC

Unit 6: D, Unit 10: D,  
Unit 13: C, Unit 15: D

### 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](#)

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
6	Warehouse	1,122	Under offer	1,125
10	Warehouse	329	Coming soon	POA
13	Warehouse	329	Under offer	435
15	Warehouse	443	Immediately	POA
<b>Total</b>		<b>2,223</b>		

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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