

# Fern Close

Pen Y Fan Industrial Estate, Crumlin, NP11 3EH

Warehouse | 1,679 ft<sup>2</sup>



Electric up-and-over loading door



Office accommodation



W.C. facilities



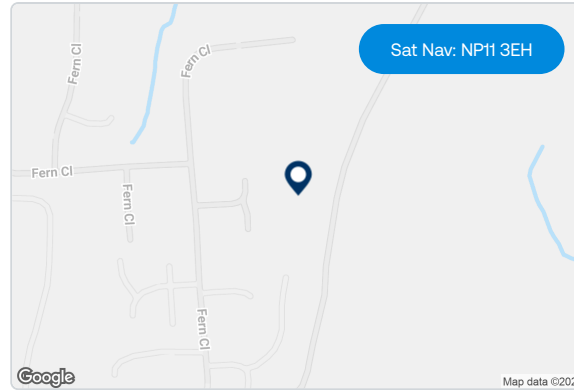
Recently redecorated



LED lighting

Available to Let





## Description

The property is a terraced industrial unit constructed with a steel portal frame, featuring predominantly brick elevations. The upper sections and roof are clad in profiled steel sheeting, which includes translucent panels to allow natural light. It benefits from a forecourt area suitable for loading and car parking. Additional features include an electric up-and-over loading door, internal office space, and WC facilities. The unit has been newly decorated.

## Location

The unit is located on Pen-y-Fan Industrial Estate on the eastern fringe of Caerphilly County Borough. An established commercial location between Oakdale and Crumlin with a dedicated access road to the A472 at Pontllanfraith. Approximately 4.5 miles to the east of Blackwood and 15 miles to the north of Newport and the M4 Motorway (J.28). The property is accessed via Fern Close leading to the main estate roads.

## Further information

EPC  
Unit  
25 : 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.

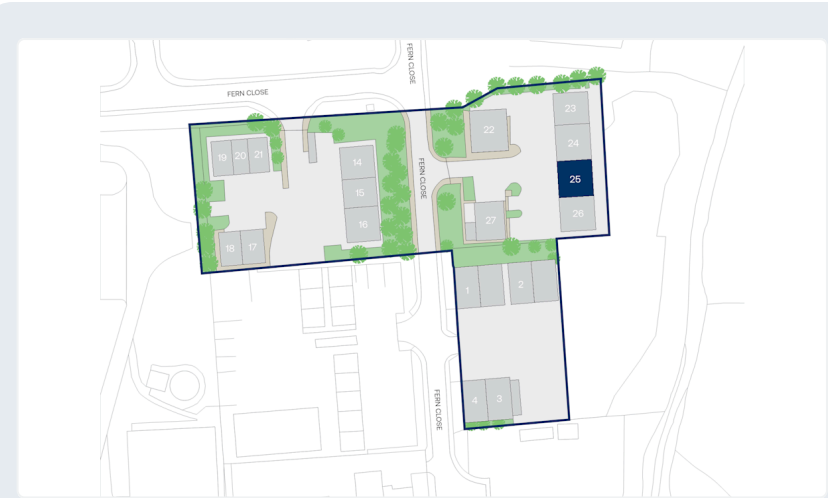
[Book a viewing](#)

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
25	Warehouse	1,679	Immediately	1,125
Total		1,679		

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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