

Fern Close

Pen Y Fan Industrial Estate, Crumlin, NP11 3EH

Warehouse | 1,679 ft²



Electric up-and-over loading door



Office accommodation



W.C. facilities



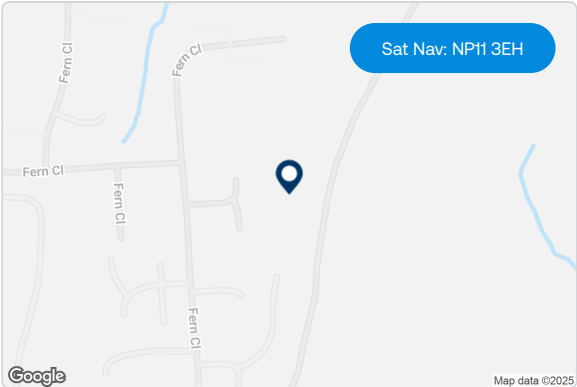
Recently redecorated



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 (J28). The property is accessed via Fern Close leading to the main estate roads.

Further information

Rent	Terms	Legal costs
Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be review and adjusted on renewal. Full terms available on request.	Available on new full repairing and insuring leases.	All parties will be responsible for their own legal costs incurred in the transaction.



Accommodation:

Prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
25	Warehouse	1,679	Immediately	1,125	700	C
Total		1,679				

Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be review and adjusted on renewal. Full terms available on request.

Book a viewing

James Moriarty-Simmonds Mileway walesandsouthwest@mileway.com 0292 168 0815	Tom Rees Jenkins Best tom@jenkinsbest.com 07557 161 491
Craig Jones Jenkins Best craig@jenkinsbest.com 029 2034 0033	Henry Best Jenkins Best henry@jenkinsbest.com 07738 960 012

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

