

Willow Road

Pen Y Fan Industrial Estate, Crumlin, NP11 4EG

Warehouse | 4,398 ft²



M4 Jct 28 - 11 miles



Generous parking provision



Office accommodation



Roller shutter



LED lighting

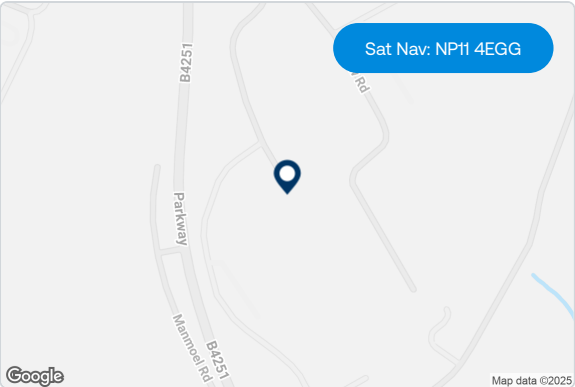


Max eaves 5.9 m

Coming soon



LastMileFirst | mileway.com



Description

Unit 14 is a modern industrial unit constructed with a steel portal frame, featuring steel profile sheet cladding and brickwork elevations beneath a pitched roof.

The warehouse is accessed by a roller shutter door (3.5m High x 3.5m Wide complemented by a separate pedestrian entrance leading to reception, welfare and offices. The unit provides a minimum eave height of 3.6 metres, rising to 5.9 metres at the apex, and has been upgrade to include energy-efficient LED lighting

Externally, unit 14 benefits from generous circulation space for loading and car parking.

Location

The property is situated on Pen Y Fan Industrial Estate, a well-established industrial and commercial area located in Crumlin, approximately 20 miles north of Cardiff and 13 miles northwest of Newport.

The unit is well connected, benefiting from good transport links being just 11 miles north of Junction 28 of the M4 via the A467 and B4591, which provides excellent accessibility to Cardiff and Swansea, and eastward to Bristol.

The estate is home to several notable occupiers, including Border Group and Abingdon Flooring.

Further information

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

Prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
14	Warehouse	4,398	Immediately	2,475	1,650	C
Total		4,398				

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[Book a viewing](#)

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