

Pontnewynydd Industrial Estate

Pontypool, NP4 6YW

Warehouse | 1,464 - 4,426 ft²



LED Lighting



Roller Shutters



Yard



Ideal trade counter location

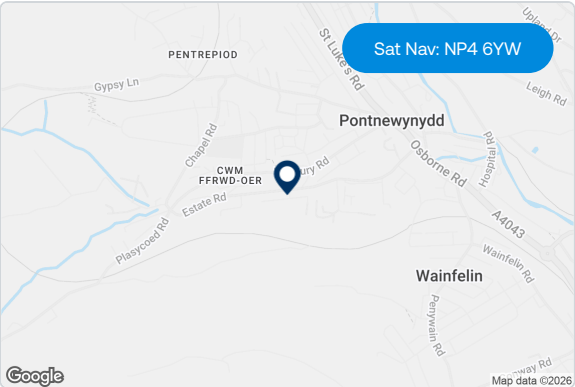


Ample parking

Available to Let



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Description

The property consists of two terraced trade counter units constructed with steel portal frames, part block walls, and clad elevations. Units 5 and 6 are combined, offering a total gross internal area of approximately 2,962 sq ft. These units feature predominantly open-plan layouts, two level access roller shutter doors, a separate pedestrian entrance, and WC facilities.

Unit 7 is available to be combined with Units 5 and 6, providing a total combined area of 4,426 sq ft. It includes a single level roller shutter door, a separate pedestrian entrance, and WC facilities. The units have minimum eaves heights of 3.25m, rising to 4.65m.

Unit 7 is well-suited for use as a trade counter, with Units 5 and 6 ideal for warehousing or storage. The property benefits from loading access and ample parking at the front.

Location

Pontnewynydd Industrial Estate is a well-established commercial and industrial area located in Pontnewynydd, near the town of Pontypool. The estate benefits from excellent transport links, close to the A4043 road, providing easy access to the M4.

The estate is situated within a predominantly industrial and commercial zone, hosting a diverse range of businesses including manufacturing, distribution, and service industries. Its proximity to local amenities and the town centre of Pontypool adds to its appeal for businesses seeking a balance between accessibility and operational efficiency.

Pontnewynydd Industrial Estate is supported by good infrastructure, including ample parking, loading facilities, and access to utilities, making it a practical choice for companies requiring flexible industrial space in a well-connected South Wales location. Neighbouring businesses include Howdens, Castle Bathroom & Plumbing and Screwfix.



Accommodation:

Prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
5 & 6	Warehouse	2,962	Immediately	1,750	1,110	C
7	Warehouse	1,464	Immediately	940	610	C
5-7	Warehouse	4,426	Immediately	2,690	1,720	C, C
Total		8,852				

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.

Further information

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.
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[Book a viewing](#)

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