

DETACHED MODERN INDUSTRIAL UNIT**3,870.53 sq m (41,662 sq ft)**

Property Highlights

- **Detached modern industrial unit**
- **Clear, open plan warehousing**
- **7.65 metre minimum eaves height**
- **Level access and dock level loading**
- **Set within secure site with 24 hour security**
- **Wider established business location**

For more information, please contact:

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Location

The property is located at Pen-y-fan Industrial Estate, an established business location approximately 1 mile to the north east of Oakdale and 2 miles north west of Crumlin. Newport and Junction 28 of the M4 motorway are located 15 miles to the south. Nearby occupiers include Senior Automotive, Klockner Pentaplast, Abingdon Flooring, Braces Bakery and PCI Group.

The property is accessed via Carlton Drive, which in turn links to the B4251 and the A467 (to the east) and A4048 (to the west). Oakdale Business Park is situated adjacent to the estate.

The property will further benefit from an extension to the existing estate access road, due in Summer 2016, linking Carlton Drive and Willow Road.

Description

The property comprises a high quality detached modern storage/production facility of steel portal frame construction incorporating full height cladding elevations and concrete flooring under a pitched roof.

Internally the property provides a clear minimum eaves height of 7.65m rising to a pitch height of 10.76m. Loading is via either 3 level access doors (onto the front, rear and side elevations) or dock level access (onto the side elevation).

Externally the property benefits from a hardcore loading/parking area to both the front and rear elevations. The property comprises part of a wider secure site benefitting from 24 hour security.

Accommodation

The property was measured to have the following approximate gross internal area:

Description	Sq M	Sq Ft
Warehouse	3,870.53	41,662
Total	3,870.53	41,662

Services

We understand that mains services including 3 phase electricity, mains water and drainage are available to the property. Interested parties are advised to make their own enquiries to establish services suitability and capacity.

Business Rates

We understand that the current rates payable (2015 - 16) equates to £1.13 per sq ft. Interested parties are advised to make their own enquiries with the relevant local authority.

Tenure

The property is available by way of a new lease on terms to be agreed. Further details are available on application.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in the transaction.

VAT

VAT will be charged on all costs.

Viewing

For further information and to arrange an inspection, please contact the sole agents:

Rob Ladd
Director
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Sept 2026



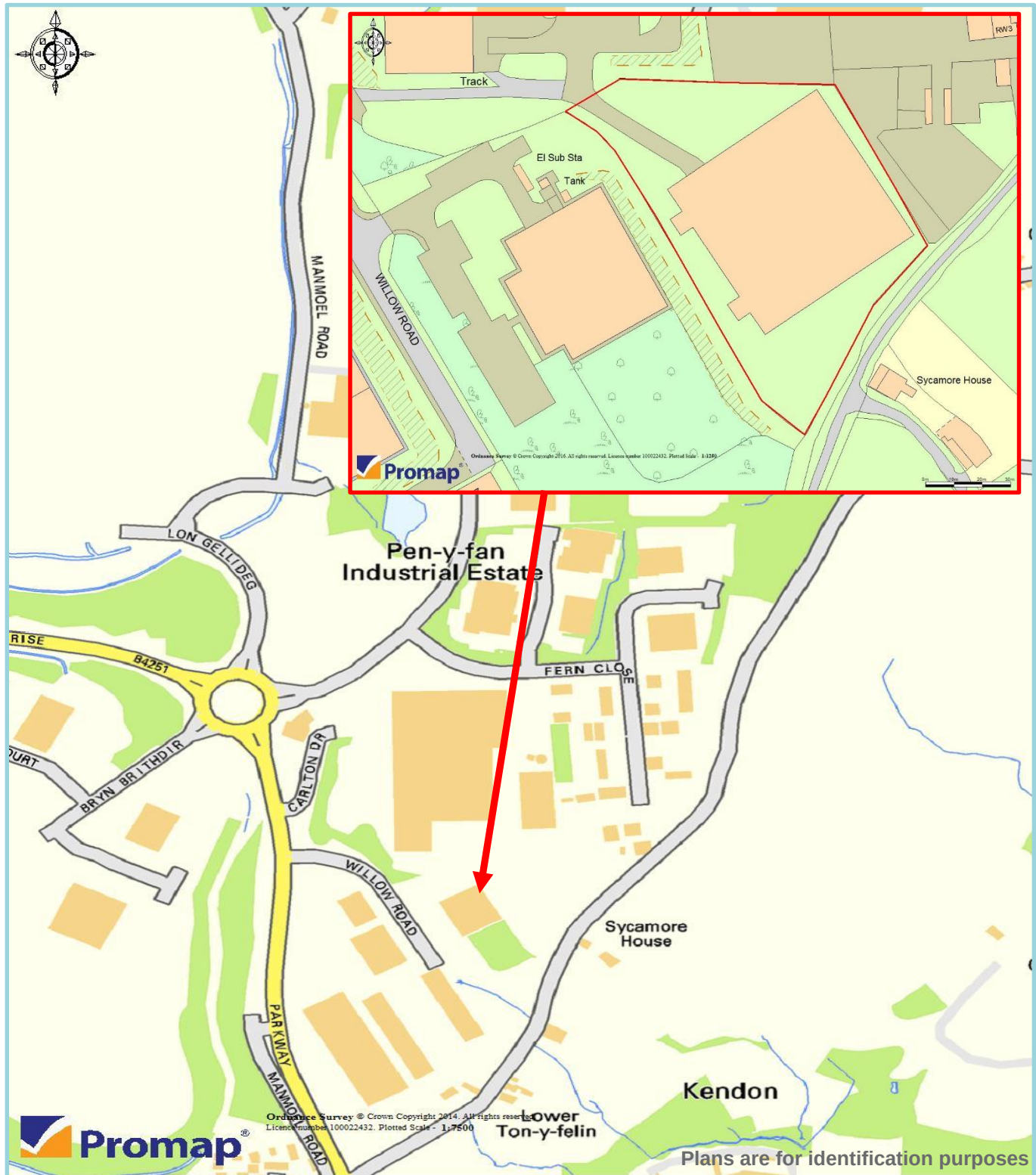


**CUSHMAN &
WAKEFIELD**

INDUSTRIAL – TO LET

Pen-y-fan Industrial Estate

CRUMLIN, CAERPHILLY, NP11 3HY



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