

TO LET

**Unit H2, Croespenmaen Industrial
Estate**

Crumlin, Caerphilly, NP11 3AG



**16,848 sq ft (1,565 sq
m)**

Property Highlights

- Mid terraced unit
- Minimum height 5.27m
- Single level access shutter door
- External secure shared yard
- Parking provision at the front of the unit
- Proximity to Junction 28 of M4



For more information, please contact:

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11-13 Penhill Road
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**CUSHMAN &
WAKEFIELD**

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Description

The property is a mid-terraced warehouse/production unit of steel portal frame construction with full-height cladding beneath a pitched roof. It has a minimum eaves height of 5.27m and a ridge height of 8.85m, with translucent roof panels and high-bay sodium lighting providing good natural and artificial light.

Internally, the unit provides clear-span storage/production space accessed via a single electric level-access shutter. A single-storey office and amenity block includes a kitchenette and WC facilities.

Externally, the unit benefits from a secure shared yard and front parking..

Accommodation

Description	Sq M	Sq ft
Main Warehouse	1442	15,528
Ancillary	123	1,320
Warehouse Total	1565	16,848

Location

The property is situated on Croespenmaen Industrial Estate, an established business location in close proximity to Oakdale, approximately 1.5 miles to the west of Crumlin and circa 15 miles north of Newport and Junction 28 of the M4 motorway. Nearby occupiers include Abingdon Flooring, IG Doors, BPI Group, General Dynamics and Unilever.

The property is accessed via the B4251 which in turn links to the A467 to the east via Kendon Hill. The estate is also situated on the opposite side of the B4251 (to the south) of Pen-y-fan Industrial Estate. Unit H2 is located at the end of the estate road, within a secure shared yard.

Tenure

The unit is available by way of a new Full Repairing and Insuring Lease for a Term to be agreed.

Rent

£80,000 per annum

Legal Costs

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

EPC

To be reassessed.

Rateable Value

Rateable Value £49,500 (2023 List)

Multiplier 56.8 pence (2025/2026)

Rates Payable £28,116

Please contact Caerphilly County Borough Council for additional information.

Services

All main services are available

Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

VAT

VAT will be charged on all costs.

Viewing

For further information, please contact the agent:

Rob Ladd

+44 (0)29 2026 2254

rob.ladd@cushwake.com

Important Notice

Cushman & Wakefield gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

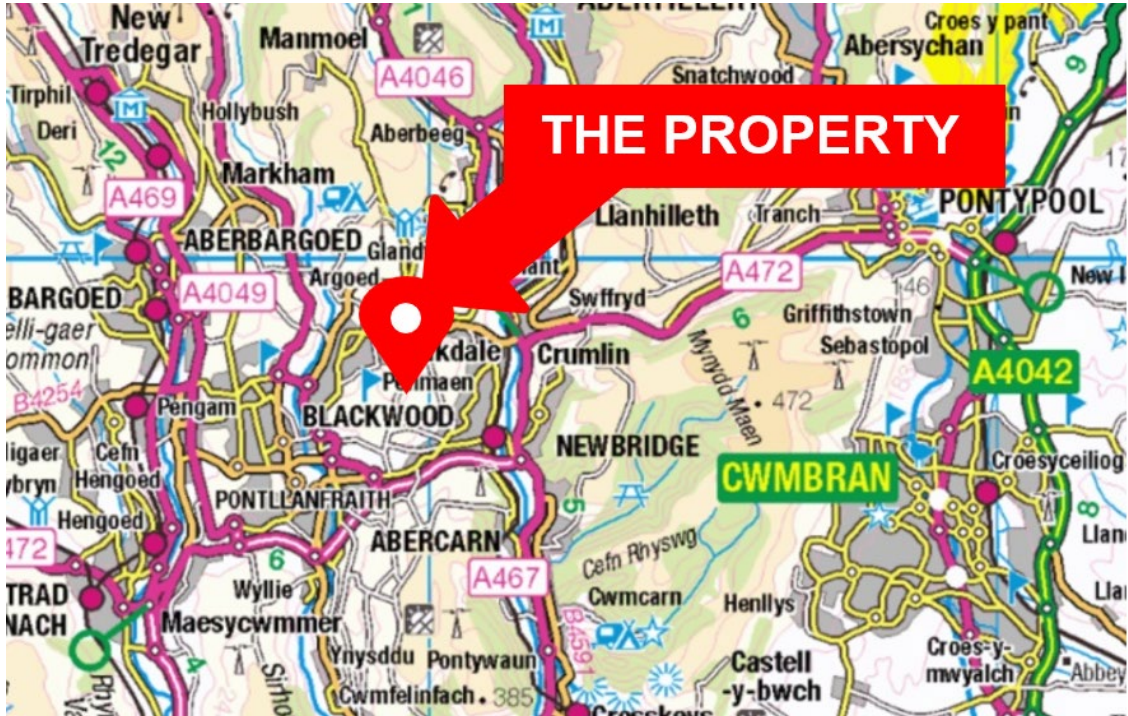


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