ARD Business Park

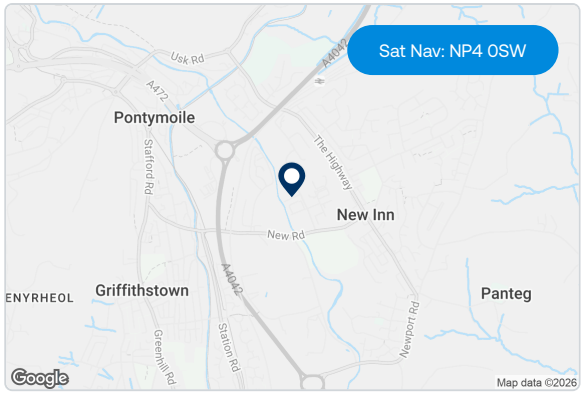
Pontypool, NP4 0SW

Warehouse | 1,004 - 2,042 ft²

- 24-hour access
- Roller shutter door
- On-site parking
- Close to the M4
- WC facilities
- Office space







Description

Ideal for growing businesses, these versatile units are built with steel frame construction and offer generous eaves heights between 3.25 and 4.92 metres—perfect for a range of operational needs.

Each unit features a secure, level-access roller shutter door alongside a separate pedestrian entrance, ensuring both convenience and security. Inside, you'll find practical office space and WC facilities, making it easy to manage day-to-day operations. With 24-hour access, on-site parking, and excellent transport links—including quick access to the M4 via the A4042—this location supports flexibility and connectivity for businesses on the move.

Location

ARD Business Park is conveniently located on the well-established Polo Grounds Industrial Estate, just one mile southeast of Pontypool. The estate offers excellent connectivity, with direct access to the A4042 dual carriageway, linking swiftly to Junctions 25A and 26 of the M4—only seven miles away. This strategic position makes it easy for businesses to reach Cardiff, which is just 20 miles to the southwest, while also benefiting from strong regional transport links for staff, clients, and deliveries.

Further information

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.

Book a viewing

Mileway

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Accommodation:

Prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
6 & 7	Warehouse	2,042	Immediately	1,415	B
11	Warehouse	1,004	Immediately	810	B
15	Warehouse	1,005	Immediately	810	E
Total		4,051			

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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