



59,880 sq ft (5,563 sq m)

DETACHED WAREHOUSE & YARD

Pen-y-Fan Industrial Estate,
Crumlin, NP11 3EF

PROPERTY HIGHLIGHTS

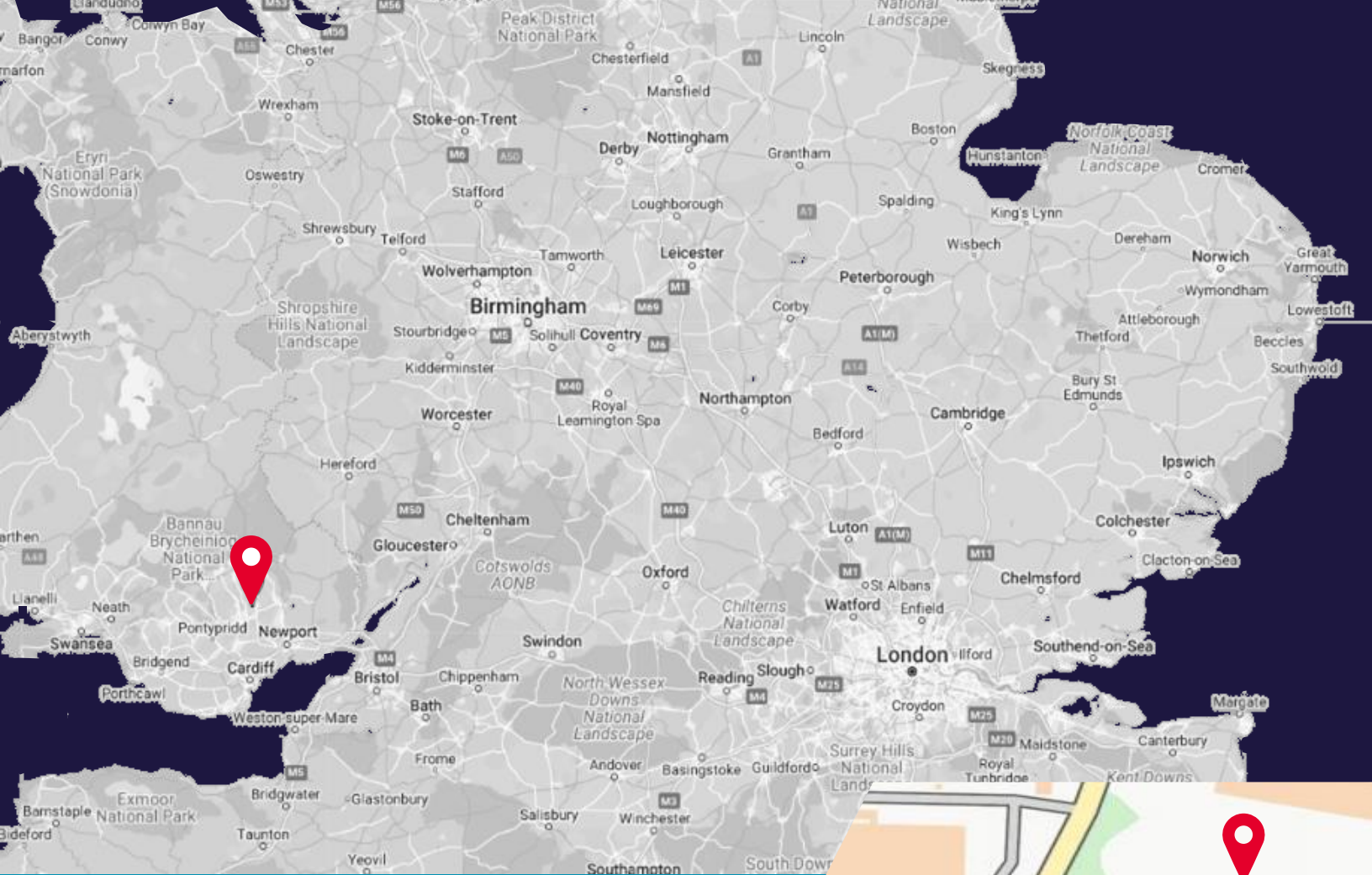
8m Minimum Eaves Height	2 Dock Access Loading Doors to the Front	Detached Unit Self-Contained Site
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Property Description

The property sits on a self-contained site that measures approximately 5.35 acres (2.17 hectares) and comprises a detached warehouse unit of steel portal frame construction under a pitched roof. Vehicular access to the building is provided via a total of 2 level access roller shutter doors (1 to both front and rear elevations) and 2 dock loading doors to the front elevation, with the potential to create 2 additional dock level doors to the rear. The property benefits from a minimum eaves height of 8.00m (to haunch), rising to 11.40m (at apex) and has a maximum yard depth of 57m to the front elevation and 34.8m to the rear elevation which provides generous loading and circulation space.

2 Potential Additional Dock Access Doors	Accommodation	Sq Ft	Sq M
	Warehouse	59,880	5,563.03
	Total	59,880	5,563.03





LOCATION

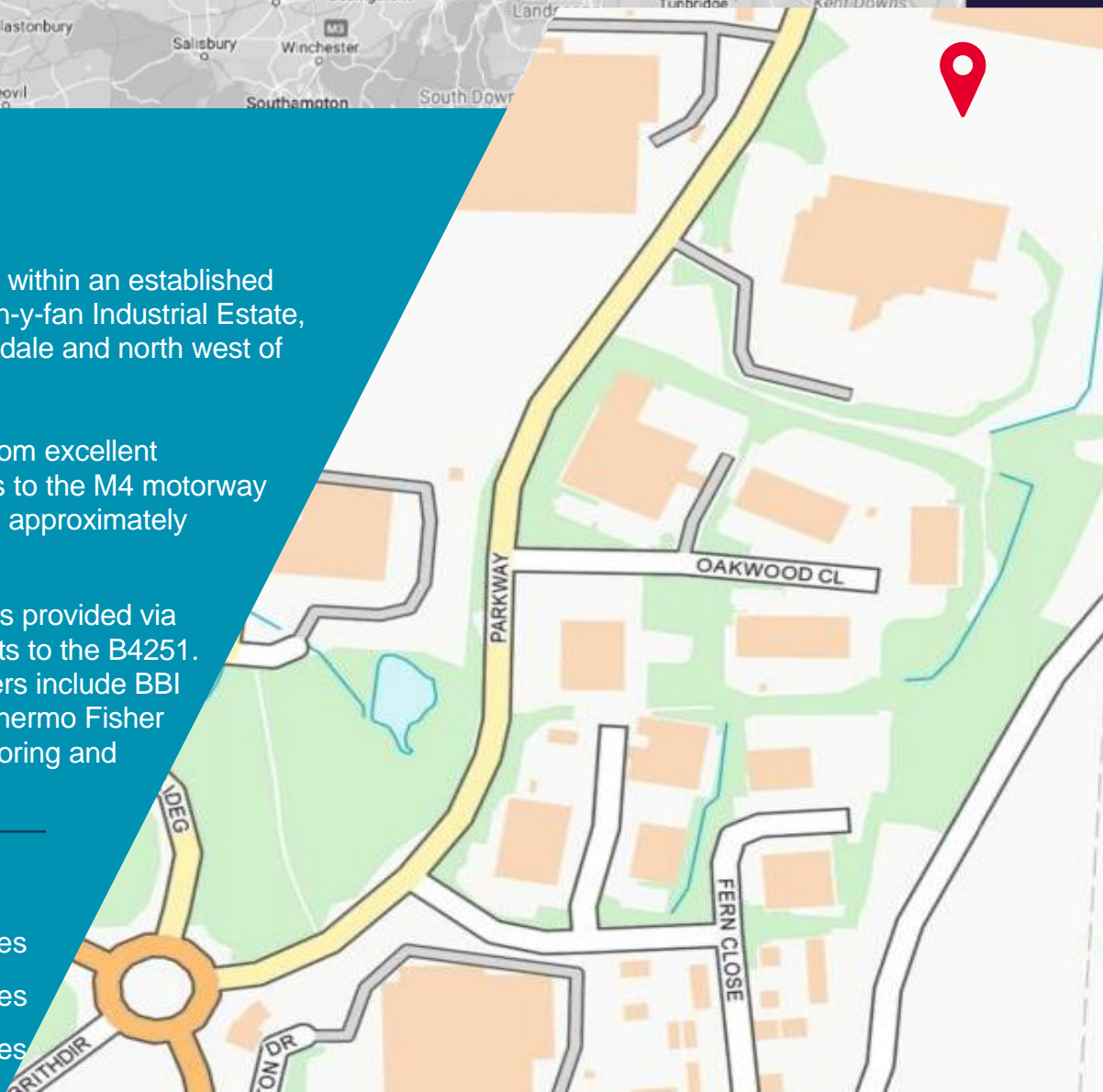
The property is situated within an established business location at Pen-y-fan Industrial Estate, to the north east of Oakdale and north west of Crumlin.

The property benefits from excellent connectivity with access to the M4 motorway via Junctions 27 and 32 approximately 15 miles to the south.

Access to the property is provided via Parkway, which connects to the B4251. Prominent local occupiers include BBI Group, Lexon Group, Thermo Fisher Scientific, Abingdon Flooring and Senior Flexonics.

DISTANCES

Bristol	44 miles
Birmingham	101 miles
London	151 miles





TENURE

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

The property has a quoting rent of £269,460 per annum excl. (£4.50 per sq ft).

RATEABLE VALUE

We advise you make your own enquiries with the local authority.

EPC

B 38 – Valid until 4th October 2033.

VAT

All figures quoted are exclusive of VAT which will be charged at the appropriate rate.

EPC

Can be provided on request.

SERVICES

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

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.

Details updated November 2024



CONTACT

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