CUSHMAN & WAKEFIELD

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:

Rob Ladd
Partner
029 2026 2254
rob.ladd@cushwake.com

DESG
11-13 Penhill Road
Pontcanna
Cardiff
CF11 9PQ

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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 6.5m, 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..

Description	Sq M	Sq ft
Main Warehouse	1442	15,528
Ancillary	123	1,320
Warehouse Total	**1565**	**16,8488**

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

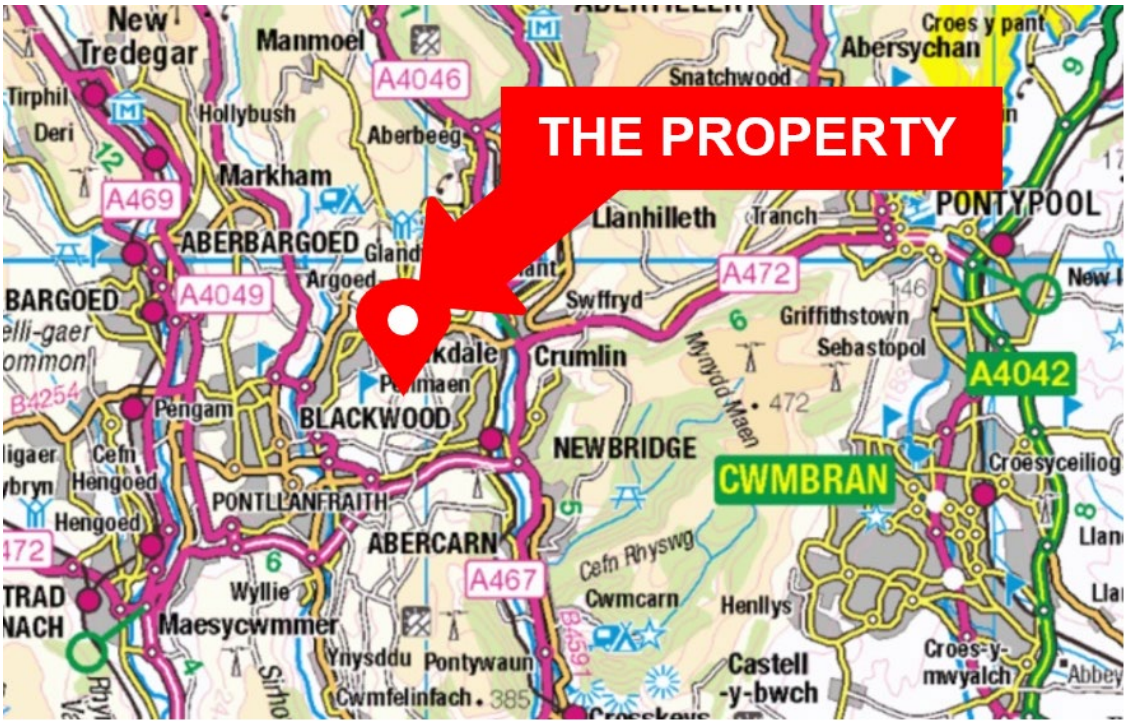
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