



To Let

Secure Industrial / Warehouse Space Available on Flexible Lease Terms

- 24 hour security gatehouse and barrier
- Excellent communication links
- Yard space available
- On site car parking
- Flexible lease terms available

Industrial Space At Mamhilad Park Estate

Mamhilad Park Estate, Pontypool, NP4 0HZ

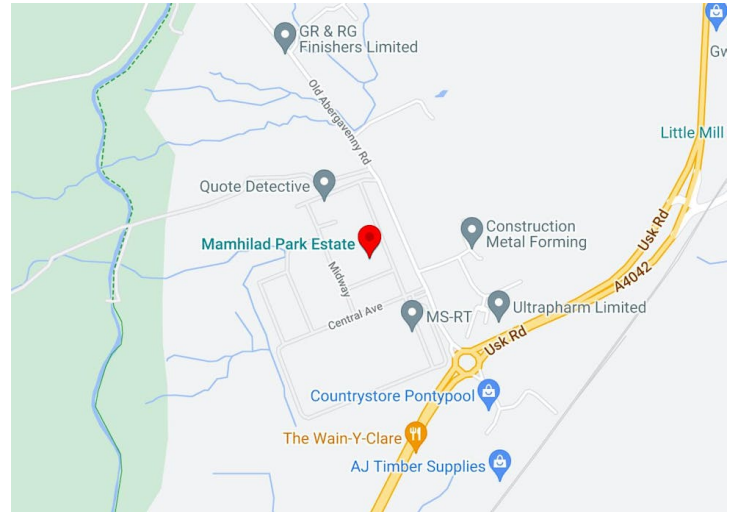
9,000 to 127,500 sq ft

836.13 to 11,845.14 sq m

Reference: #34616

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Summary

Available Size	9,000 to 127,500 sq ft / 836.13 to 11,845.14 sq m
Service Charge	An service charge will be applicable on a pro rata basis.
EPC	EPC exempt - Listed building

Description

Mamhilad Park is an established business park including both office and industrial / warehouse space in a mature, landscaped setting. The industrial / warehouse space provides a unique opportunity to occupy space within a historic property whilst enjoying the modern on-site facilities.

Location

Mamhilad Park Estate is situated to the east of Pontypool, adjacent to the A4042 dual carriageway. This road links directly to Cwmbran, Newport & Junctions 25A & 26 of the M4 motorway, some 7 miles to the south.

Accommodation

Various suites available with the landlord willing to consider and able to be flexible for any requirement.

Name	sq ft	sq m	Availability
Unit - C5 Dupont	35,000	3,251.61	Available
Unit	70,000	6,503.21	Available
Unit - C2	13,500	1,254.19	Available
Unit - C4	9,000	836.13	Available
Total	127,500	11,845.14	

Specification

- Warehouse space available from 1,000 - 230,000 sq ft
- Excellent road connections
- Flexible office space
- Yard space available
- Separate car parking
- 24 / 7 security
- On-site restaurant , Nursery & Gym
- Scenic park surroundings
- Section of property with height in excess of 20m

Viewings

Strictly by appointment with sole agents

Tenure

Available on a leasehold basis

Availability

We are able to offer a range of space at Mamhilad on flexible terms - please get in touch for the most recent availability

