

To Let

Suitable for Alternative Uses (STP)



Unit 1 Gemini Works Estate Road Pontnewynydd Industrial Estate Pontypool, Torfaen, NP4 6YW

- Located in a prominent trading area;
- Available by way of a new lease
- Excellent on site parking;
- DDA access;
- Total NIA approx. 90.66 m² / 976 sq ft.

Location

The property is located in Pontnewynydd a suburb of Pontypool in the County of Torfaen. Pontypool is situated approximately 3 miles north of Cwmbran, approximately 10 miles north of Newport and approximately 25 miles north-east of Cardiff.

More specifically the property is situated in an established trading area prominently positioned fronting the main adopted estate roadway of the Pontnewynydd Industrial Estate, linking through to the A4043 Pontypool western bypass and St Luke's Road. This provides easy access to the A472 and A4042 linking through to the M4 in the south and surrounding industrial area.

Other occupiers in the area include Screwfix, Howdens, Brickfab, Flamgard Limited.

Description

The property comprises a single storey, self-contained office and stores accommodation with kitchen and WC facilities. The property is of rendered brick block elevations under a steel profile clad roof. Windows and doors are double glazed UPVC having secure roller shutters.

The property is gas centrally heated having part suspended ceilings with inset lighting. On-site parking is available (circa 7 N° spaces).

Accommodation

The accommodation as follows has been measured on a gross internal area basis in accordance with RICS Property Management, 2nd Edition, January 2018:-

Room	sq m	sq ft
Office Reception	41.02	442
Office & Stores	36.46	392
Kitchen	13.18	142
Total area approx	90.66	976

Tenure & Terms

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

Quoting Rental

We are quoting a rental of £7,500 per annum, exclusive of VAT.

Energy Performance Rating

The EPC Certificate that has been provided indicates that the subject property will fall within the acceptable energy performance range for the purposes of the Act, being rated as 66 / C (Certificate N° 8323-8902-6940-3540-4165 Valid until 14th July 2031).

Service Charge

Any tenant will be liable to pay a proportion of the costs of standard landlords outgoings in relation to the common areas. Further details are available upon request.

Rateable Value

The property is to be reassessed for rating purposes.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

Viewing

Strictly by appointment with sole agents Hutchings & Thomas.

Contact

For more information contact Haydn Thomas:

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Important Notice

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