

FOR SALE
6 NEWTOWN INDUSTRIAL ESTATE
CROSS KEYS
NP11 7PZ



LOCATION

The property is located on Newtown Industrial Estate a well-established commercial area with a mix of users, just off Islwyn Road and immediately east of the A467, providing direct access from the northern valleys to the M4 at Junction 28 to the south.

Description

The property comprises a portal steel detached building in two distinct sections within a self-contained hard surfaced yard. The site is rectangular in shape with well-defined boundaries being of chained link and palisade fencing. The site is accessed via double gates from Tredegar Terrace.

The main workshop has blockwork steel profile and cement asbestos sheeted elevations with steel sheeted roof accessed via steel sheeted double doors. Internally this area has a concrete / cement slab and is open plan with strip lighting throughout.

The right-hand section of the property again has a steel portal frame with steel profile sheeted roof and elevations accessed either via a steel roller shutter door or personal door.

This portion of the property has two distinct areas including a long linear storage area and to the side (accessed via the personal door) together with office accommodation and further storage areas.

Utilities

The property has mains electricity through both 3 Phase and Single Phase along with mains drainage; however, the property does **NOT** currently have a water supply.

Accommodation

The accommodation has been measured in accordance with the RICS Property Measurement, 2nd Edition, January 2018 as follows:-

Total GIA approximately 310 m² / 3337 sq. ft.

Quoting Figure

Price on Application (POA).

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 C / 65 listed as Offices and Workshop Businesses. (Certificate N° 3819-9386-8937-8025. Valid until 11th August 2036)
A copy of the certificate is available upon request.

Rateable Value - 1st April 2026 – present

Description:	Warehouse and Premises
Local Authority:	Caerphilly
Local Authority Ref N°:	4400X0010379000200
Rateable Value:	£6,500

Please note that Hutchings & Thomas cannot confirm the level of any payments to the Local Authority and any further enquiries will need to be made directly to Caerphilly County Borough Council – www.caerphilly.gov.uk.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

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

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Hutchings & Thomas will require any tenant / purchaser to provide proof of identity along with any other required documents.