



BRECON HOUSE, MAMHILAD PARK ESTATE, PONTYPOOL, NP4 0HZ

Industrial Units to Let

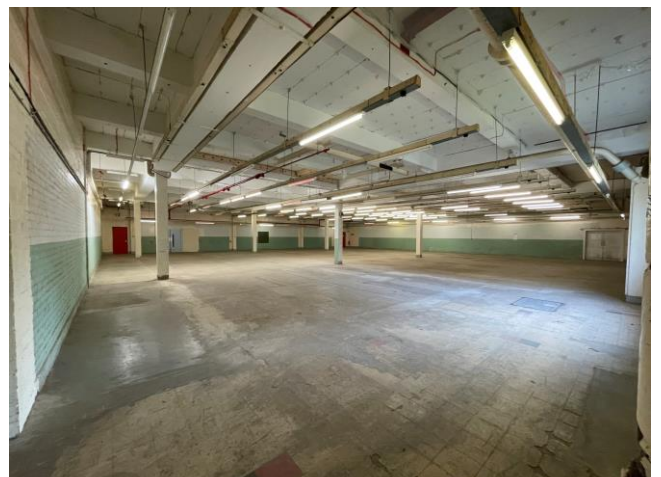
Established Industrial Estate with Many Facilities

Flexible Lease Terms

Range of Size Units Available

Units from 3,814 – 23,684 sq ft (354.33 – 2,200.30 sq m)

Quoting rent from £5.95 per sq ft plus VAT



LOCATION

Pontypool is a town located in the borough of Torfaen. It is approximately 10 miles north of Newport. The town population is approximately 28,970.

The property is located on Mamhilad Park Estate, on the outskirts of Pontypool, just off the A4042 dual carriageway. Junction 25/26 of the M4 Motorway is 10 minutes away.

Mamhilad Park Estate is a beautiful setting with on site gym, nursery, hairdressers, restaurant/café. There is ample unallocated parking, EV charging facilities and bike storage. Occupiers include both industrial and office users including tenants such as Frog Bikes, MS-RT, Le Bowke Logistics, Pia, Stephens Wilmot Solicitors, Gwent Wildlife Trust and Quote Detective.

DESCRIPTION

Brecon House provides a mixture of office and industrial space. The industrial space is divided into a number of units which can be taken individually or combined to provide larger accommodation. The units benefit from concrete floors (painted in part), brickwork walls, strip lighting and roller shutter door access. A clear working height of approximately 3.18m is provided. Office and WC facilities can be provided to meet occupiers requirements or are available elsewhere in the building.

ACCOMMODATION

Units available include:-

Unit 1	769.92 sq m	8,287 sq ft
Unit 2	660.08 sq m	7,105 sq ft
Unit 3	TBC	TBC
Unit 4	415.98 sq m	4,478 sq ft
Unit 5	676.00	7,276 sq ft
Unit 6	354.33	3,814 sq ft

Units can also be combined to satisfy larger requirements. For example Units 1,2,4 & 6 could be combined to provide c 23,684 sq ft.

PLANNING

We understand that the property benefits from planning consent for industrial use. However, we recommend that interested parties make their own enquiries to the local authority.

LOCAL AUTHORITY

Torfaen County Borough Council:
Tel: 01495 762200

RATING ASSESSMENT

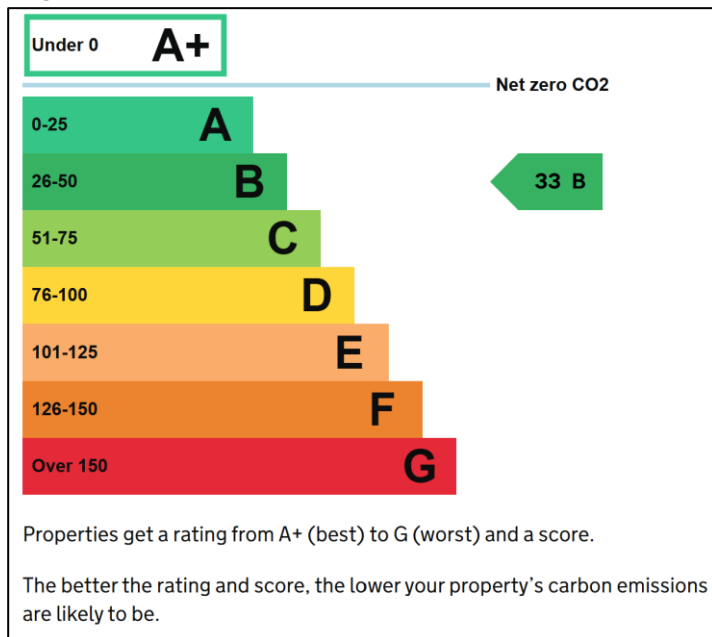
Rates information is available upon request.

Some occupiers may qualify for 'small business relief' which will provide a discount on this figure. Interested parties should contact the business rates department at Torfaen County Borough Council for more information.



Plans are provided for identification purposes only and are not to be relied upon for any other purpose.

EPC



TENURE

Units are available to let from £5.95 per sq ft. A service charge and insurance are also payable.

VIEWING

Should you require further information or wish to arrange a viewing, please contact:-

DAN SMITH
07889 178 995
dan@m4pc.co.uk

CLAIRE BIGNELL
07548 558 793
claire@m4pc.co.uk

Alternatively, Contact our joint agents JLL on 02920 227666



01633 740 740

m4pc.co.uk

11 Park Square, Newport NP20 4EL

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M793 Ravensworth 01670 713330