

**Mileway**

# Pontymister Industrial Estate Newport

Available to Let  
Warehouse  
329 - 1,214 sq ft



M4 Jct 28 - 4 miles



Min eaves 3.5m / Max eaves 4m



WC facilities



2.6m x 3m up and over door



# Pontymister Industrial Estate

Risca NP11 6NP



## Description

Unit 11 is a mid terrace ideal for light industrial, workshop and storage purposes. The unit is of steel frame construction with minimum eaves 3.5m / maximum eaves 4.45m. The unit benefits from an up and over loading door, measuring 2.6 m wide x 3m high and W.C facilities.

## Location

Pontymister Industrial Estate is a popular trade and industrial location – occupiers on the estate include Screwfix. It is also adjacent to Tesco Extra, Aldi and KFC. The estate is conveniently situated adjacent to the A467 dual carriageway which provides direct access to Junction 28 of the M4 Motorway, approximately 4 miles to the south.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 11	Warehouse	441	Immediately	£610 PCM
Unit 13	Warehouse	329	Immediately	Coming soon
Unit 16	Warehouse	444	Immediately	Coming soon
Total		1,214		

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