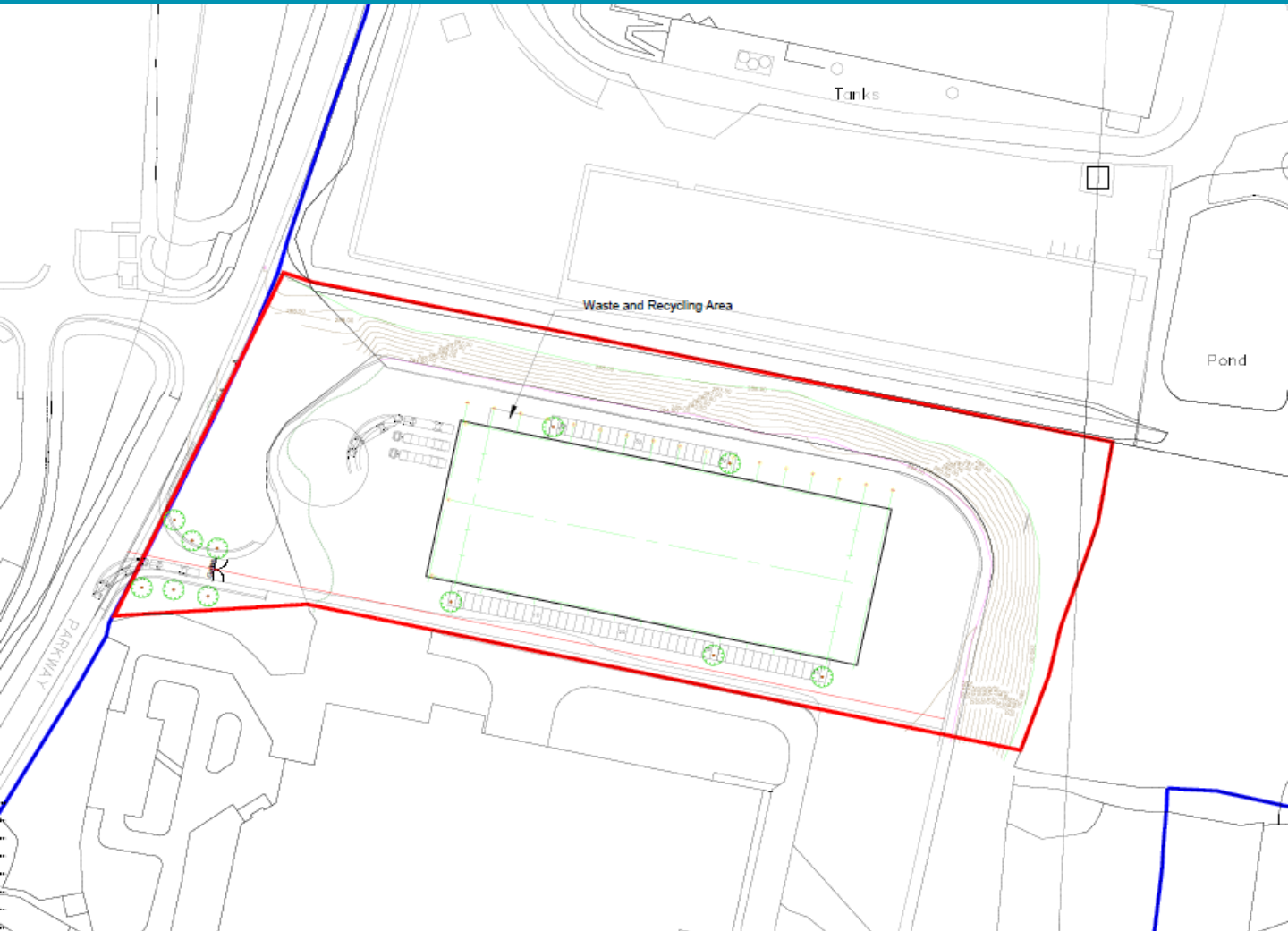




**CUSHMAN &
WAKEFIELD**

NEW BUILD - INDUSTRIAL - TO LET DETACHED WAREHOUSE & YARD

Pen Y Fan Industrial Estate, CRUMLIN, NP11 3XT



5,563 sq m (59,880 sq ft)

Property Highlights

- New build distribution warehouse due for completion in Q3 2019
- Situated within an established business location in Pen-y-fan Industrial Estate
- Detached industrial unit on self-contained site with surface yard
- Level access loading from both front and rear elevations with additional dock access to the front (4 doors total)
- Minimum eaves height of 8.00m

For more information, please contact:

Cushman & Wakefield

Rob Ladd

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Associate

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cushmanwakefield.com



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Location

The property is situated within an established business location at Pen-y-fan Industrial Estate, to the north east of Oakdale and north west of Crumlin. The property benefits from excellent connectivity with access to the M4 motorway via Junctions 27 and 32 approximately 15 miles to the south.

Access to the property is provided via Parkway, which connects to the B4251. Prominent local occupiers include BBI Group, Lexon Group, Thermo Fisher Scientific, Abingdon Flooring and Senior Flexonics.

Description

The property is under construction and due for completion in Q3 2019 (June).

The property sits on a self-contained site that measures approximately 5.35 acres (2.17 hectares) and will comprise a detached warehouse unit of steel portal frame construction under a pitched roof. Vehicular access to the building will be provided via a total of 2 level access roller shutter doors (1 to both front and rear elevations) and 2 dock loading doors to the front elevation (4 doors in total). The property will benefit from minimum eaves height of 8.00m (to haunch), rising to 11.40m (at apex) and will have a maximum yard depth of 57m to the front elevation and 34.8m to the rear elevation which provide generous loading and circulation space.

Rent

The property has a quoting rent of £234,000 per annum excl. (£4.50 per sq ft).

Tenure

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

Accommodation

The Property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice (6th edition), as follows:

Description	Sq M	Sq Ft
Warehouse	5,563.03	59,880
Total	5,563.03	59,880

Rating

To be assessed upon completion of the build.

EPC

To be assessed upon completion of the build.

VAT

All figures quoted are exclusive of VAT

Services

We understand that the property will benefit from mains services including three phase electricity, water and drainage. Interested parties are advised to satisfy themselves in respect of connectivity and capacity.

Legal Costs

Each party to bear their own legal and surveyors costs incurred in the transaction.

Viewing

For further information and to arrange an inspection, please contact the sole agents:

Cushman & Wakefield

Rob Ladd
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029 2026 2254

Chris Yates
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029 2026 2272

December 2018

Important Notice

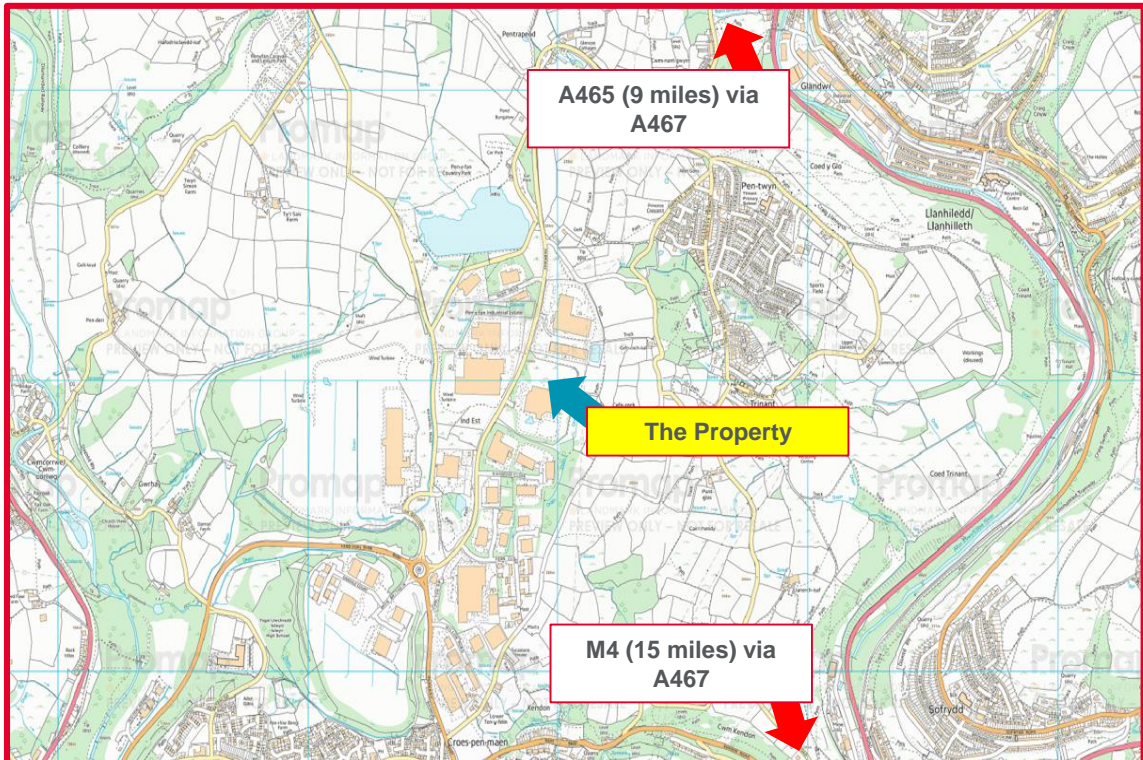
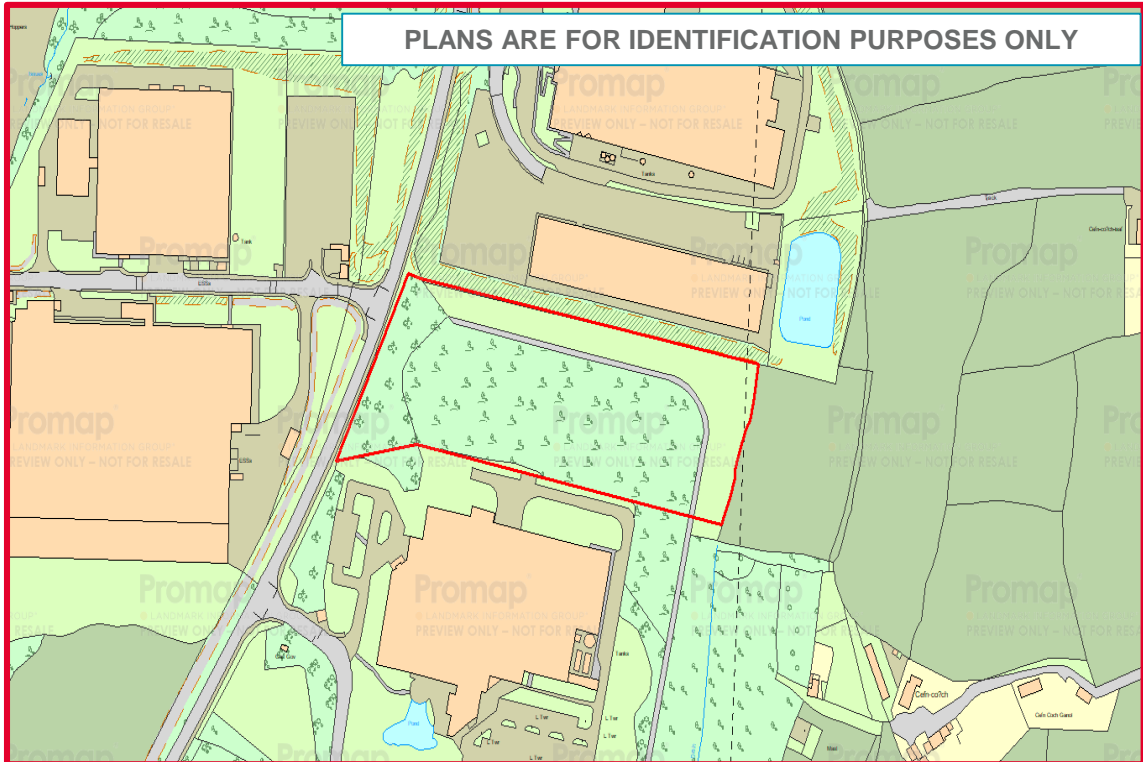
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