Unit 4 Newbridge Road Industrial Estate
Pontllanfraith, Blackwood NP12 2XF

Freehold Industrial Investment

- Let to Polymer Extrusions Limited
- July 2016 break option was not exercised by the tenant
- Approximately 27,000 sq ft with large service yard
- Located on the established Newbridge Road Industrial Estate

Location
Miles: 13 miles north-west of Newport
15 miles north of Cardiff
Roads: A467, A472, M4
Air: Cardiff Airport

Situation
Newbridge Road Industrial Estate is situated about 7 miles north of Caerphilly. Both junction 28 of the M4 and Newport are about 10 miles to the south and accessed via the A467. The property is situated on the southern side of the A467, north of its junctions with Newbridge Road (B4251) and the A472, on the established Newbridge Road Industrial Estate. Other occupiers on the estate include Pack-IT Group, Plumb Center Blackwood and Frontier Medical Supplies. Other occupiers in the area include Sainsbury’s Supermarket and G.T.S. Coaches.

Description
The property comprises a large industrial warehouse unit comprising two bays with service yard to the rear. The property has an approximate site area of 0.706 hectares (1.74 acres).

Tenure
Freehold.

VAT
VAT is applicable to this lot.

For further details please contact:

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The Special Conditions of Sale and a legal package are available on-line at www.acuitus.co.uk