



**CUSHMAN &  
WAKEFIELD**

**TO LET**

**UNIT 4 PARKWAY**

**Pen-y-Fan Industrial Estate, CRUMLIN, NP11 3XT**



**4,842 sq m (52,115 sq ft)**

## **Property Highlights**

- **Modern Distribution Warehouse/Industrial Premises**
- **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 side elevation**
- **Minimum eaves height of 7.5m**

For more information, please contact:

**Cushman & Wakefield**

**Rob Ladd**

Partner

[rob.ladd@cushwake.com](mailto:rob.ladd@cushwake.com)

029 2026 2254

[cushmanwakefield.com](http://cushmanwakefield.com)



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## UNIT 4 PARKWAY

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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 sits on a self-contained site that measures approximately 6.23 acres (2.5 hectares) and comprises a detached warehouse unit of steel portal frame construction under a pitched roof. Vehicular access to the building is provided via a total of 2 level access roller shutter doors. The property benefits from a minimum eaves height of 7.5m (to haunch), rising to 10.6m (at apex).

Internally the premises benefits from offices and ancillary accommodation.

### Rent

The property has a quoting rent of £235,000 per annum excl. VAT.

### Tenure

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

### Rating

To be assessed upon completion of the build.

### 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	4,842	52,115
<b>Total</b>	<b>4,842</b>	<b>52,115</b>

### EPC

To be assessed upon completion of the build.

### VAT

All figures quoted are exclusive of VAT

### Services

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

### Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

### 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  
07912 708717

November 2023

#### Important Notice

Cushman & Wakefield gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.



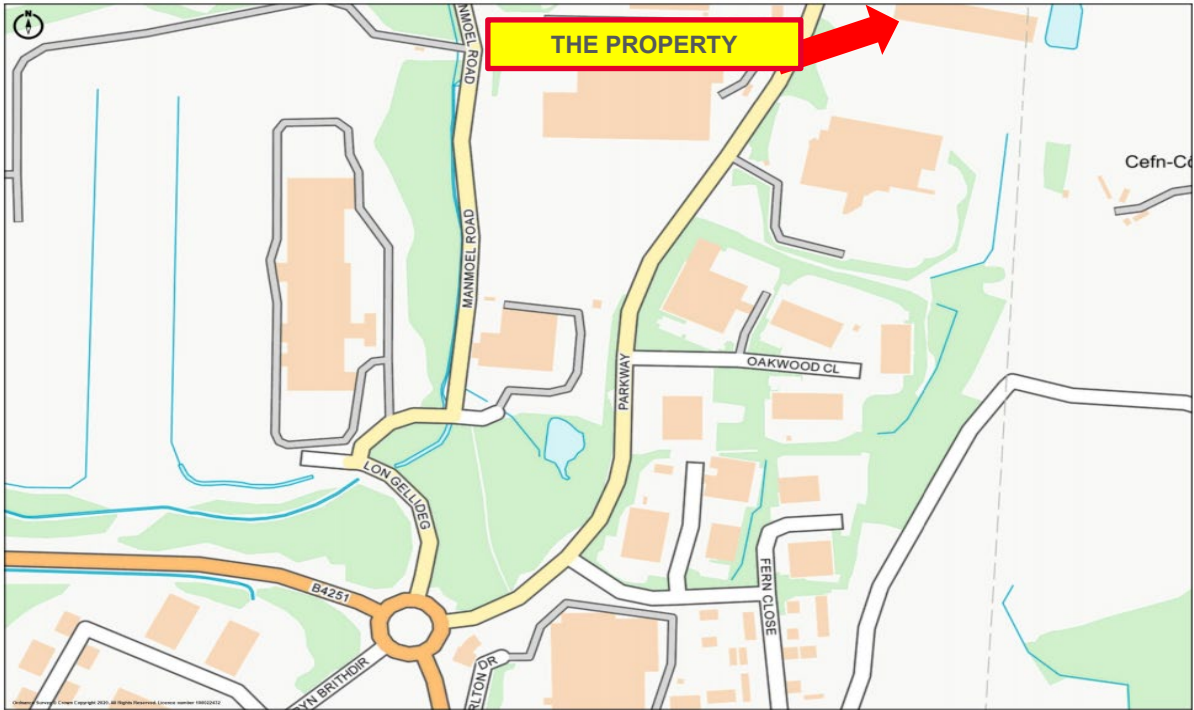


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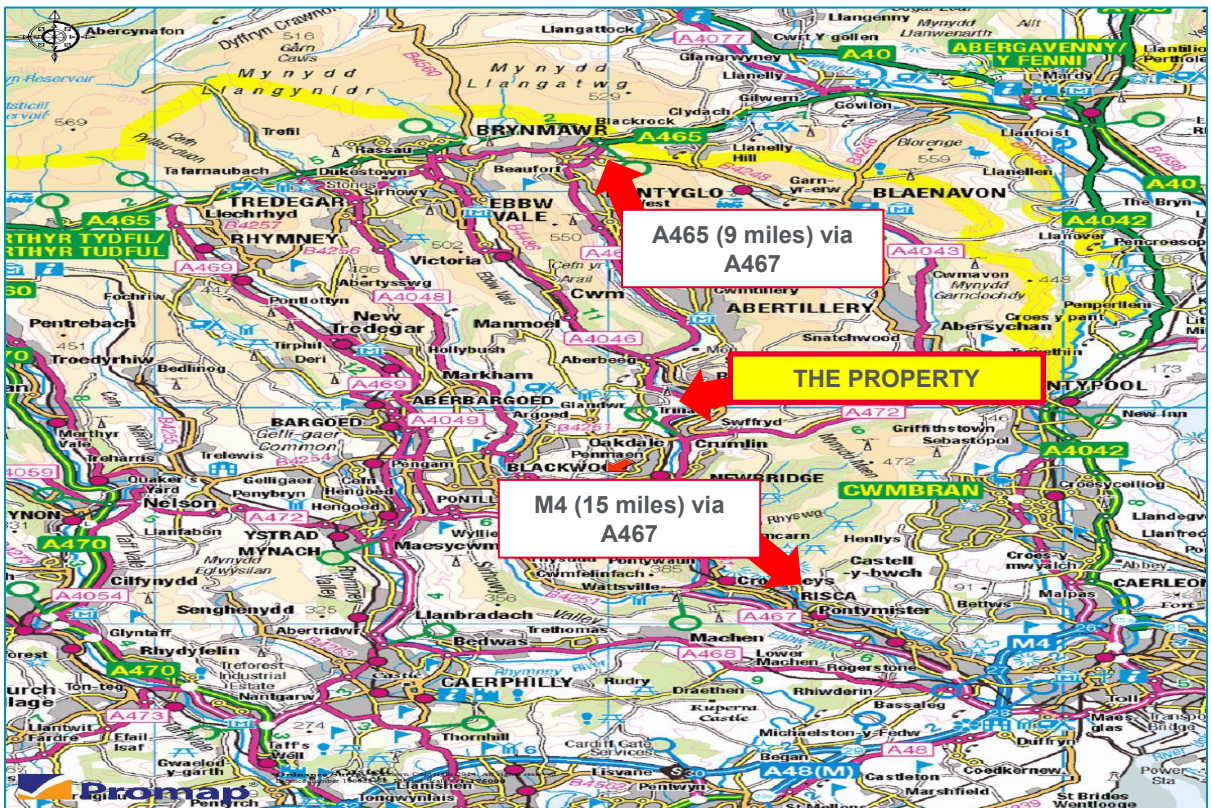
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Promap v2  
LANDMARK INFORMATION

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**PLANS ARE FOR IDENTIFICATION PURPOSES ONLY**



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