

35,500 SQ FT of high bay racked space

# 5 Tregwilym Road

## Industrial Estate

### Rogerstone



2 Miles  
to Jnc. 28  
M4

A467

SAT NAV **NP10 9DQ**

- 10m minimum eaves
- Tailgate and level access loading
- Securely fenced
- Rear surface yard

1,467 sq m (15,822 sq ft)





## Location

Tregwilym Road Industrial Estate (NP10 9DQ) is a popular business location situated on the outskirts of Rogerstone, approximately two miles to the north of Junction 28 of the M4 Motorway and accessed via the A467.

Occupiers within the area include AB Electronics, DHL, Grafton Merchandising, Brace's Bakery and Avana Bakeries.

## Description

Unit 5 is a detached unit of steel portal frame construction with profiled steel sheet cladding to the side elevations and pitched roof. The premises have been recently refurbished and include a newly overclad roof with an insurance backed 20 year guarantee (commenced March 2015). Internally the accommodation offers high bay warehousing with a minimum clear height of 9.9m. Vehicular access is via tailgate loading to the side elevation, underneath a loading canopy, that opens on to the shared yard. Level access loading is also provided to the rear elevation, leading on to the rear yard area.

A single storey office is linked to the unit and provide open plan accommodation with toilet and kitchen facilities.

## Accommodation

	Sq M	Sq Ft
Unit 5	1,469.94	15,822



Plans are for identification purposes only. Not drawn to scale.



For more information call our team  
**tel: 01633 891 189**