

FOR SALE

STORAGE YARD / INDUSTRIAL LAND INVESTMENT

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**Fletcher
Morgan**

FOR INDICATIVE PURPOSES ONLY

Western Industrial Estate, Caerleon NP18 3NN



1 - 6 INDICATES
LONG LEASEHOLDERS
(see schedule)

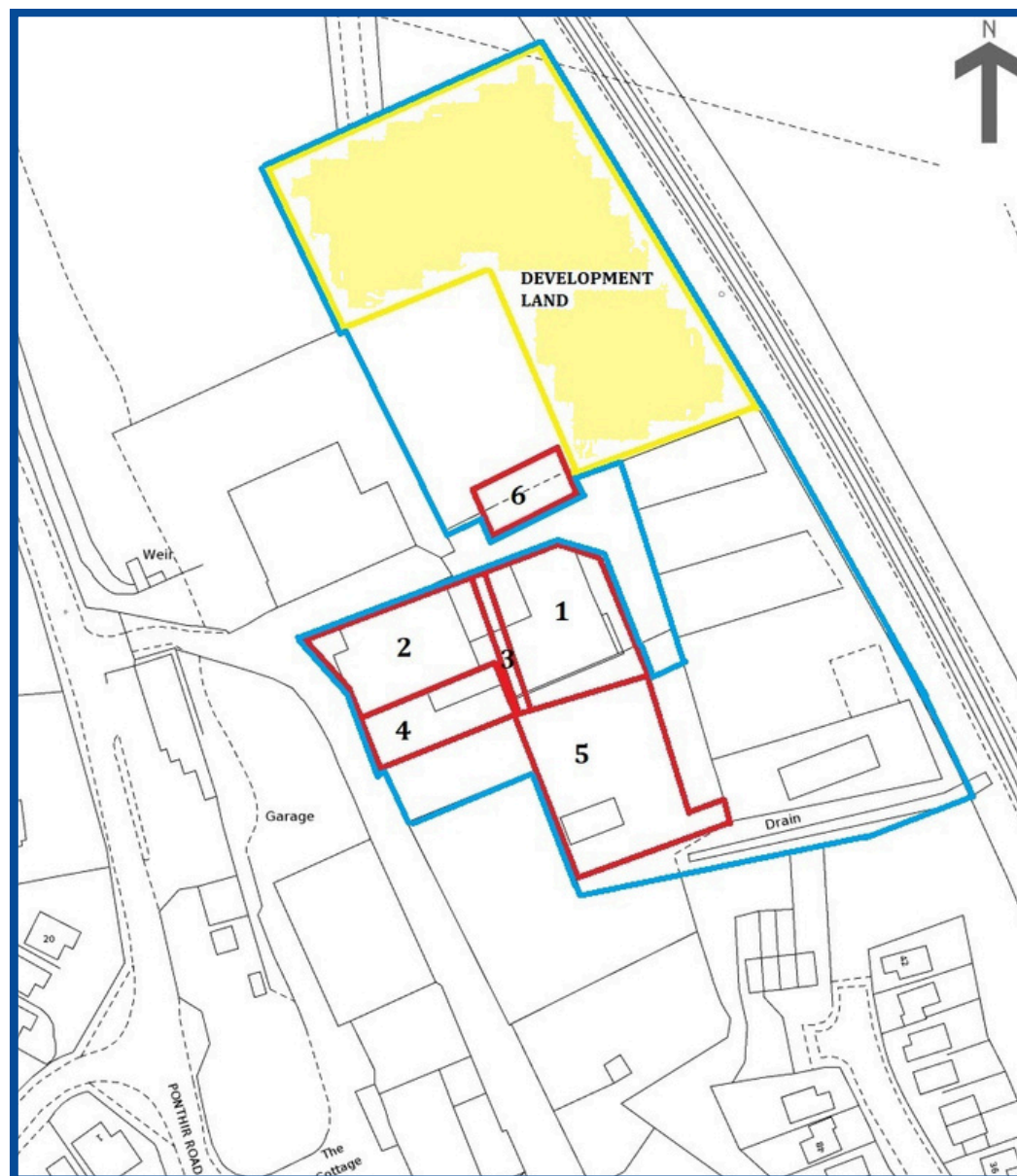
DEVELOPMENT LAND IN YELLOW

BLUE BORDER INDICATES
OVERALL FREEHOLD SITE

This plan is for indicative purposes
only.

The shorter leases do not have
lease plans and are marked out by
the tenant on site.

It is at the buyers discretion to
formalise the areas after
purchasing.





Fletcher Morgan and the Vendor / Landlord take no responsibility for any error, mis statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither Fletcher Morgan nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

Location

Western Industrial Estate is situated on Ponthir Road in Caerleon, five miles north east of Newport City Centre. The site is strategically well located in close proximity to J24 of the M4 to the south, A449 to the east and A4042 to the west.

The surrounding area is a mixture of residential and commercial uses including Renault, Suzuki, Fiat and the Caerleon Campus development site.

Description

Western Industrial Estate is made up of a mixture of portal framed warehouses and open storage yards, all fenced with their own designated access points.

To the rear of the site is a parcel of land circa 1.2 acres which has the potential for further development, subject to planning.

Tenure

The site is available to purchase freehold.

The freehold is split into two titles - WA233622 and WA301433

Technical Pack

All lease, title and plans available on request.

Price

£800,000

Energy Performance Certificate

On application

VAT

All figures quoted are exclusive of V.A.T. where applicable.

Costs

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

TENANCIES

Plot No.	Tenant	Rent per annum	Lease Details
1	Recovery Rollers (formerly ISSA Engineering & Construction)	£1,932.00	99 year lease with 5 yearly rent reviews, lease commencement 1st December 1980
2 & 3	Recovery Rollers (formerly Ansdel Thomas Construction)	£7,659.00	99 year lease with 5 yearly rent reviews, lease commencement 1st December 1980
4	Alan Counsell	£2,838.20	99 year lease with 5 yearly rent reviews from 1st December 1990, lease commencement 1st September 1986
5	Caerleon Readymix	£13,938.00	99 year lease with 5 yearly rent reviews from 1st January 2001, lease commencement 1st January 2001
6	Town & Country (Track Services Ltd)	£3,000.00	10 year lease from 9th January 2006 (Holding Over)
	SL Bowditch Construction Services	£2,400.00	No formal lease in place
	Aquadrain	£6,000.00	No formal lease in place
	Thomas Jordan	£1,200.00	No formal lease in place
	Ponthir Road S/ST	£6,000.00	No formal lease in place
	D Thomas Rail Bridge Motors	£2,000.00	No formal lease in place
	TOTAL RENTAL INCOME	£46,967.20	
	Development Land 1.2 Acres		ERV £25,000 psf

Please note all tenancy information is provided and we advise all due diligence is undertaken by a lawyer.

Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

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