



INDUSTRIAL UNIT FOR SALE

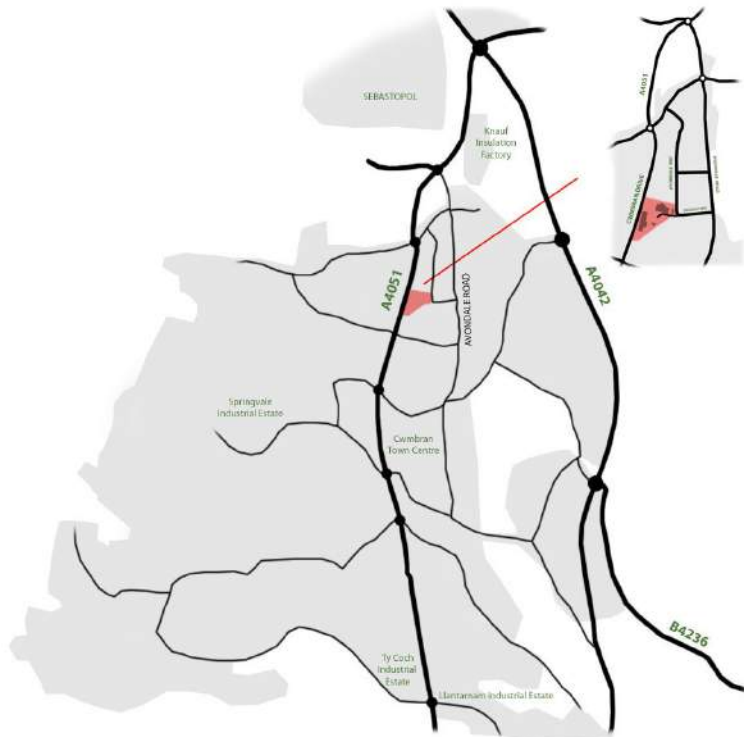
Building A, Avondale Business Park Cwmbran NP44 1XE

50,579 sq.ft (4,699 sq.m) industrial / warehouse unit with offices

Ideal for owner occupier / part income producing investment

Situated in a popular industrial and business park

Includes yard of approximately 0.4 acres



LOCATION

Cwmbran is a well-established business location about 5 miles north of Newport, 17 miles east of Cardiff and is the principal town within the unitary authority of Torfaen County Borough Council.

Avondale Business Park is situated to the north of Cwmbran town centre in a popular commercial area.

There is good access to the M4 motorway via the A4051 or A4042 dual carriageway linking to junctions 26 and 25A respectively.

DESCRIPTION

The property comprises a self-contained, detached industrial building that is arranged over two storeys. The first floor (Unit A2) is vacant and comprises a clear, open industrial unit of **25,280 sq.ft (2,349 sq.m)** with tailgate and side loading facilities. Although the unit comprises the first floor of two storey building, there is level access to the unit from the rear. The roof is new and is clad with insulated profile steel sheeting. The floor is concrete and walls are masonry.

The ground floor comprises a gross internal area of **23,404 sq.ft (2,174 sq.m)** and is laid out in a series of separate units with a communal corridor and toilet facilities. The lettable area of the ground floor is approximately **20,775 sq.ft (1,930 sq.m)**.

Unit A3 is at the rear of A2 and comprises 1,895 sq.ft (176 sq.m).

FLOOR AREAS / TENANTS / RATEABLE VALUES

A2	25,280 sq.ft	Vacant	£48,000 RV
A1a	7,340 sq.ft	Vacant	£11,500 RV
A1b	2,305 sq.ft	Vacant	£6,400
A1c	2,345 sq.ft	R B Tooling	£6,400 RV
A1d	3,440 sq.ft	Kruz Developments	£7,500 RV
A1e/ff/g	4,345 sq.ft	Vacant	£9,800 RV
A1h	1,000 sq.ft	Kruz Developments	£3,250 RV
A3	1,895 sq.ft	Vacant	-

TERMS

Freehold interest is available - price on application.

Tenants occupy on effective full repairing and insuring terms. The current rental from the Tenants is £18,500 pa plus service charge and insurance contribution. Further details available to seriously interested parties on request from agents.

SERVICE CHARGE & INSURANCE

There is an Estate Service Charge to cover items including maintenance and management of the estate and a Building Service Charge.

SERVICES

The property is connected to mains electricity and a three phase supply is installed. Water and drainage and toilet facilities are provided.

VAT

VAT will be payable on the purchase price.

LEGAL COSTS

Each party to bear its own legal costs.

EPC

Available on request.

VIEWING & FURTHER INFORMATION

Viewing by appointment through joint sole agents:

Stuart Hogg
 E: sh@stuarthogg.com
 M: 07723 923770 or 029 2125 0050

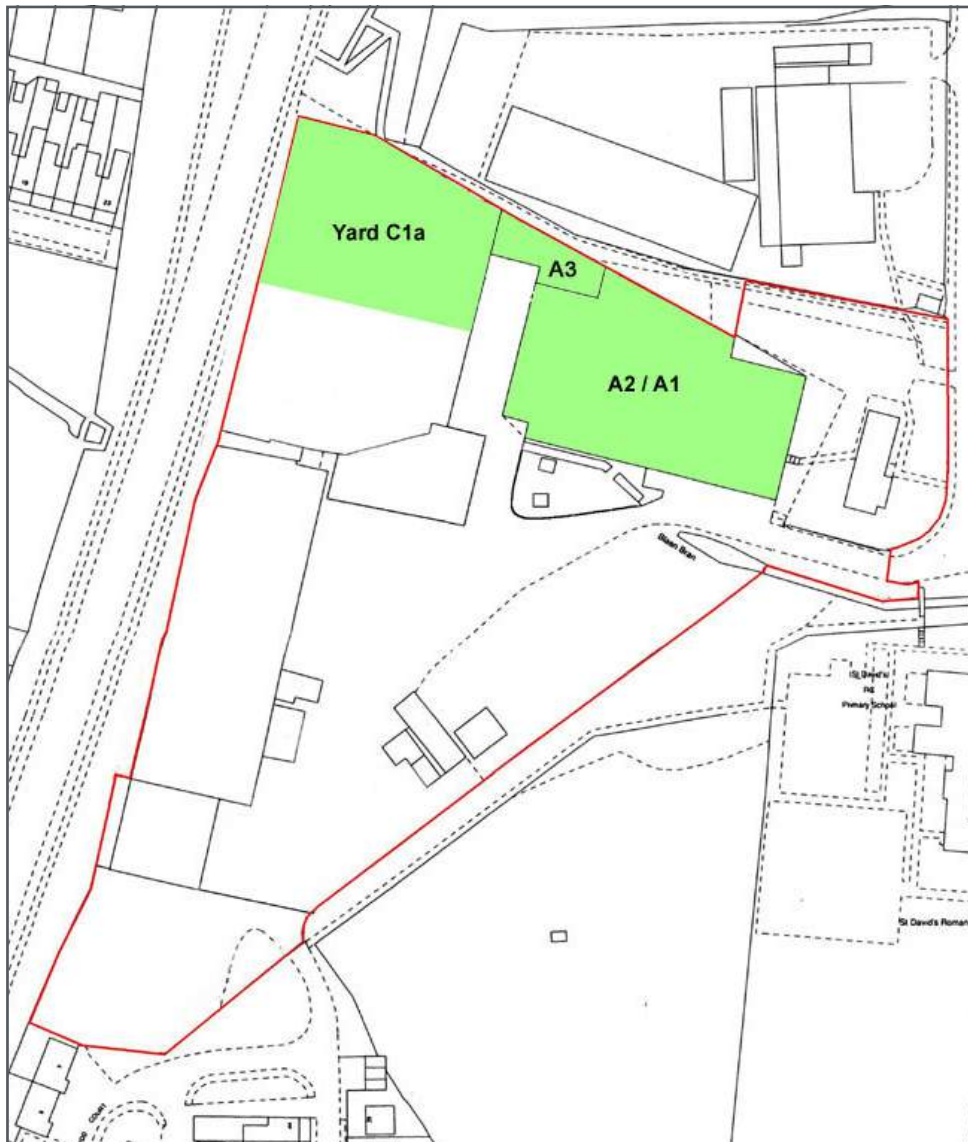
Anthony Jenkins
 Jenkins Best - 029 2034 0033

SUBJECT TO CONTRACT



A2 - First Floor

Important Notice: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent or vendor/lessor and nothing in these particulars is to be relied upon as a statement or representation of fact. 3. Any intending purchaser/lessee must satisfy itself as to the correctness of each of the statements contained in these particulars. 4. Neither the vendor/lessor nor agent gives any representation or warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.



Site Plan for identification purposes only



Side elevation



Yard area delineated red



Internal - Unit A2

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