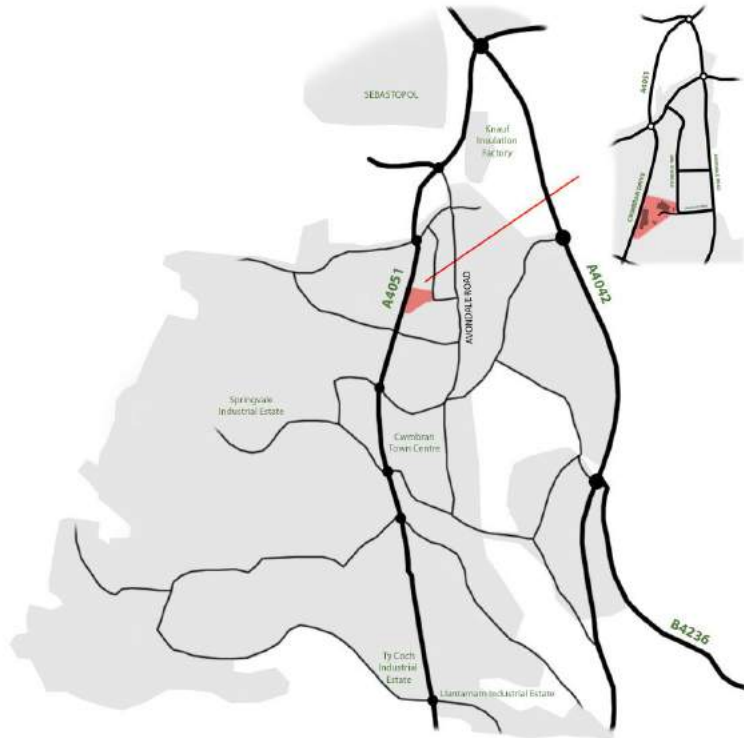




INDUSTRIAL UNIT TO LET

Unit A1d Avondale Business Park Cwmbran NP44 1XE

3,200 sq.ft (298 sq.m) gross internal area - offices and storage workshop
Immediately available
Situated in a popular industrial and business park



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 lock up industrial unit with secure roller shutter access 2.43m wide x 3.19m high. The floor is concrete and external walls are masonry.

FLOOR AREAS / ACCOMMODATION

The unit is regular in shape and has an approximate gross internal area of **3,200 sq ft (298 sq m)** with a minimum internal eaves height of approximately 3.65 metres. The property benefits from an office block with kitchen and WC facilities.

There are columns in the unit that may make it unsuitable for requirements for fully clear processes.

The property is connected to mains electricity and a three phase supply is installed.

TERMS

Available by way of new lease on flexible terms to be agreed at a quoting rent of £12,000 per annum (exclusive).

SERVICE CHARGE & INSURANCE

There is a Service Charge to cover items including maintenance and management of the estate (currently £2,332) and building insurance (currently £782) exclusive.

SERVICES

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

RATEABLE VALUE

The property has a Rateable Value of £7,500 in the 2010 Rating List. Small business relief may be available and we recommend all interested parties undertake their own enquiries.

VAT

VAT will be payable on the rent, service charge and insurance.

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

