



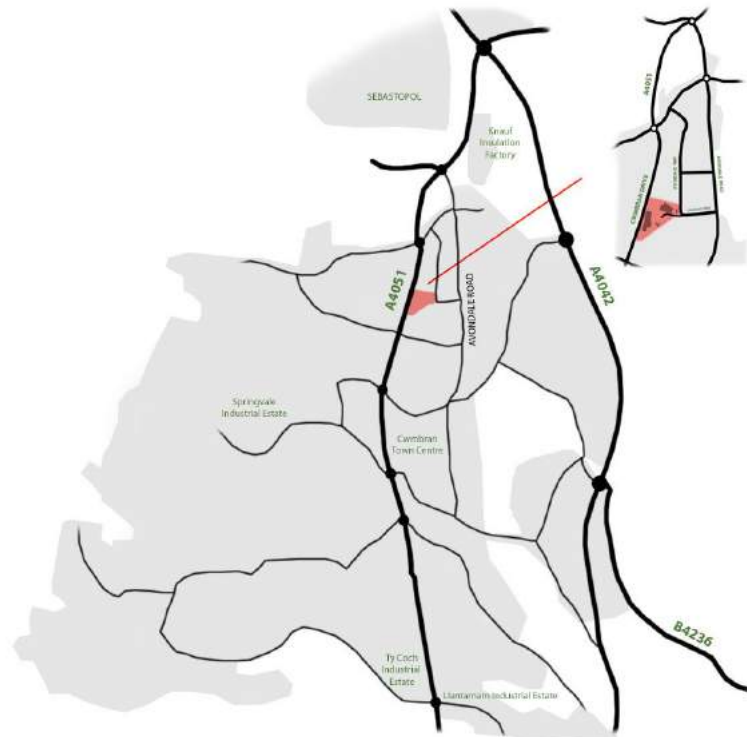
INDUSTRIAL UNIT TO LET WITH YARD

A2 & A3 Avondale Business Park Cwmbran NP44 1XE

27,175 sq.ft (2,525 sq.m) industrial / warehouse unit with offices

Situated in a popular industrial and business park

Secure yard C1a (approximately 0.4 acres) to rear



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 industrial unit 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.

FLOOR AREAS / ACCOMMODATION

The workshop unit is regular in shape and has an approximate gross internal floor area of **27,175 sq.ft (2,525 sq.m)** including unit A3 (1,895 sq.ft). Unit A2 has a minimum internal eaves height of approximately 4.4 metres.

There are offices within the unit and its own toilet facilities.

OUTSIDE

Secure yard (C1a) with palisade fencing and gate entrance extending to approximately **0.4 acres**.

TERMS

Unit A2/A3 is available by way of new lease on flexible terms to be agreed at a quoting rent of £62,380 per annum. The yard C1a is available at a rental of £10,000 per annum.

SERVICE CHARGE & INSURANCE

There is a Service Charge (current budget for A2, A3 & Yard C1a £14,778 pa) to cover items including maintenance and management of the estate. The current building insurance premium for A2, A3 & Yard C1a is £7,067 pa.

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

Unit A2 has a Rateable Value of £46,000 in the 2010 Rating List and £39,750 in the draft 2017 List.

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:

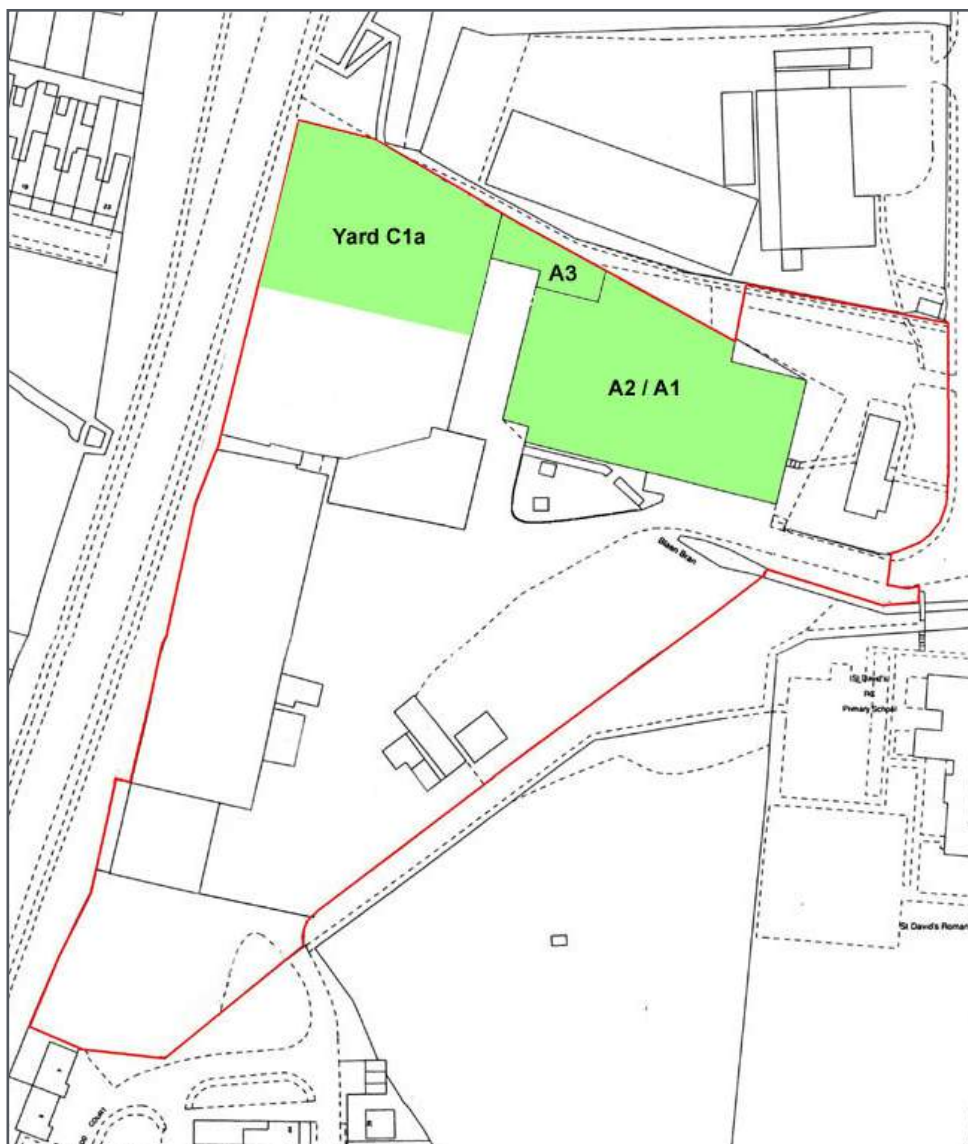
Stuart Hogg
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Jenkins Best - 029 2034 0033

SUBJECT TO CONTRACT



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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