



INDUSTRIAL UNIT WITH YARD TO LET

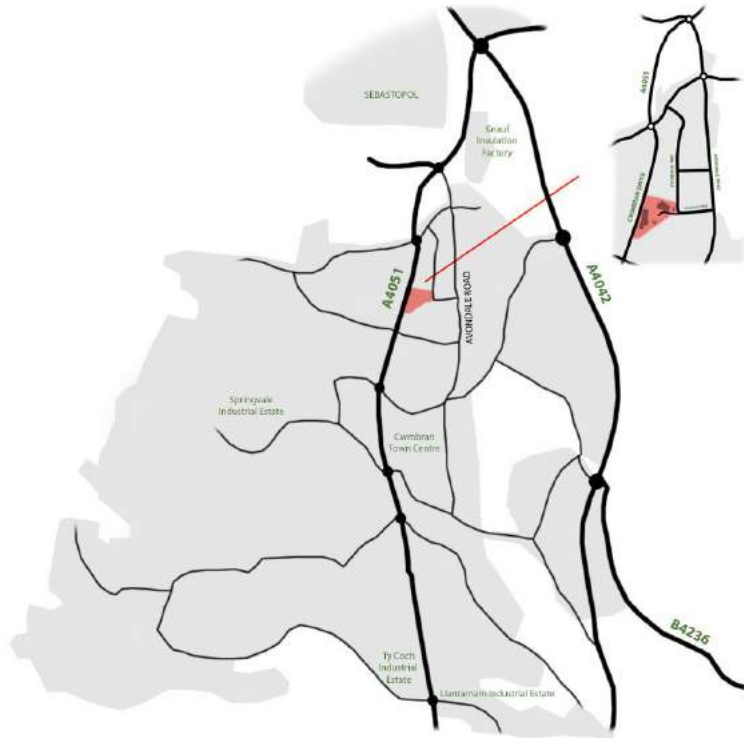
B1a Avondale Business Park Cwmbran NP44 1XE

13,315 sq.ft (1,237 sq.m) industrial unit

Fenced concrete yard to front

Popular industrial and business park

Recently refurbished offices



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 semi-detached industrial unit with its own fenced and gated yard to the front. The roof and external elevations are clad with profile steel sheeting and access is by a roller shutter door to the front.

FLOOR AREAS / ACCOMMODATION

The workshop unit is regular in shape and has an approximate gross internal floor area of **13,315 sq.ft (1,237 sq.m)** with a minimum internal eaves height of approximately 7.17 metres (reduced to 4.3 metres at front section).

Recently refurbished offices at first floor extending to 780 sq.ft (72.4 sq.m)

TERMS

Available by way of new lease on flexible terms to be agreed at a quoting rent of £35,000 per annum. The unit is immediately available.

SERVICE CHARGE & INSURANCE

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

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 £34,500 in the 2010 Rating 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
E: sh@stuarthogg.com
M: 07723 923770 or 029 2125 0050

Anthony Jenkins
Jenkins Best - 029 2034 0033

SUBJECT TO CONTRACT



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