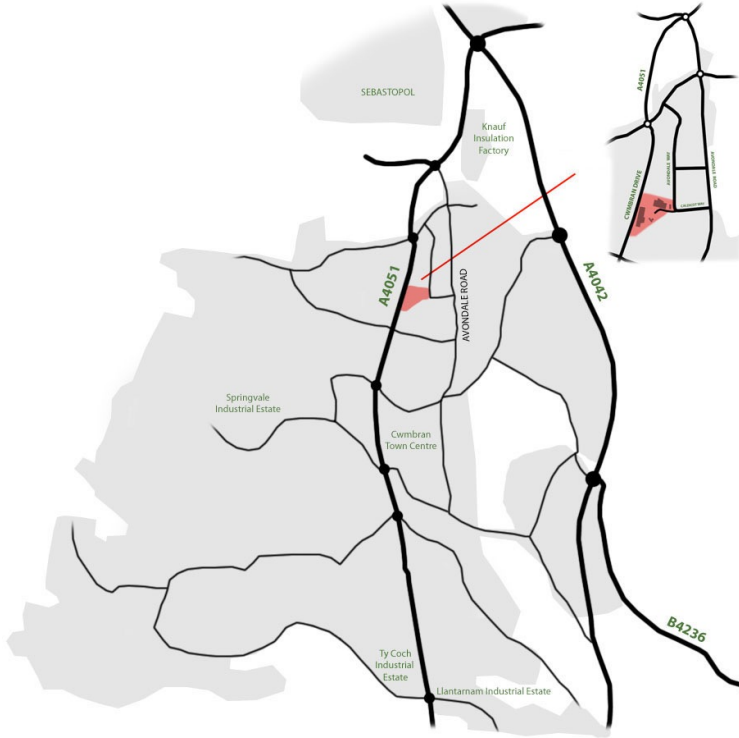




**INDUSTRIAL UNIT TO LET**

## **B3 Avondale Business Park Cwmbran NP44 1XE**

1,903 sq.ft (177 sq.m) gross internal area  
Additional mezzanine storage  
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 self-contained 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. There is a mezzanine floor in part suitable for storage purposes.

## FLOOR AREAS / ACCOMMODATION

The unit is regular in shape and has an approximate gross internal floor area of **1,903 sq.ft (177 m<sup>2</sup>)** - 22.46 metres width by 7.87 metres depth.

## TERMS

Available by way of new lease on flexible terms to be agreed at a quoting rent of £7,500 per annum.

## SERVICE CHARGE & INSURANCE

There is a Service Charge to cover items including maintenance and management of the estate (currently £891) and building insurance (£528 in 2016/17).

## 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 £5,600 in the 2010 Rating List (£5,900 in draft 2017 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

