



**COMPOUND TO LET**

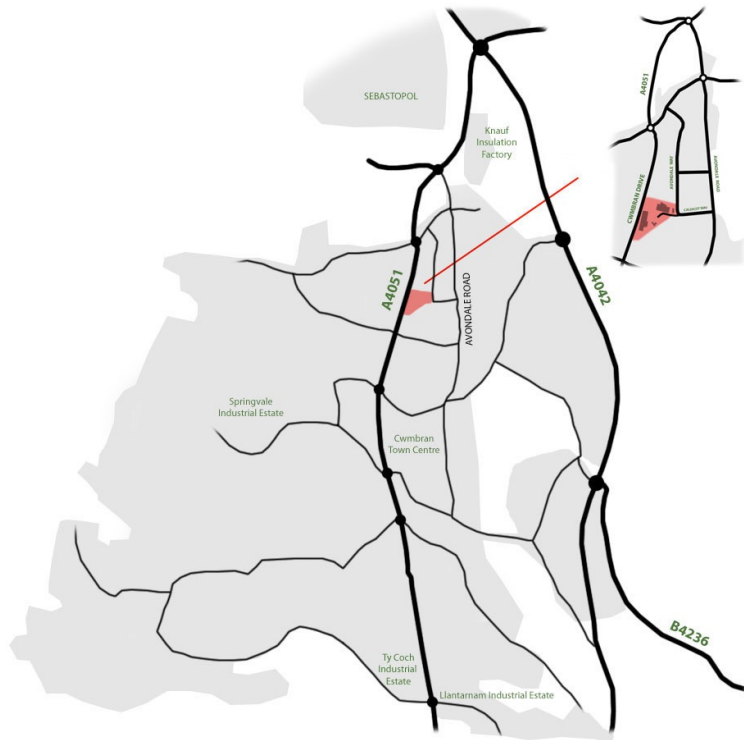
## **C3 Avondale Business Park Cwmbran NP44 1XE**

Approximately 0.25 acre storage compound  
Secure fenced and gated boundary  
Services (electricity, water and drainage)  
Situated on popular industrial park  
Immediately available

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## 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 compound with its own fenced and gated boundary and is ideal for external storage. The compound is hardcore surfaced.

## AREA

0.25 acres (0.1 hectare).

## TERMS

Available by way of new lease on flexible terms to be agreed at a quoting rent of £6,000 per annum plus VAT.

## SERVICE CHARGE & INSURANCE

There is a Service Charge to cover items including maintenance and management of the estate (£1,782 in 2016) and insurance contribution of £209 (2016).

## SERVICES

Electricity, water and drainage connections available.

## RATEABLE VALUE

The property has a Rateable Value of £3,150 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.

## VIEWING & FURTHER INFORMATION

Viewing by appointment through joint sole agents:

Stuart Hogg  
E: [sh@stuarthogg.com](mailto:sh@stuarthogg.com)  
M: 07723 923770 or 029 2125 0050

Anthony Jenkins  
Jenkins Best - 029 2034 0033

## SUBJECT TO CONTRACT

