



INDUSTRIAL UNIT TO LET

Unit D Avondale Business Park Cwmbran NP44 1XE

1,220 sq.ft (113.34 sq.m)
Industrial / warehouse unit

Situated in a popular industrial and business park

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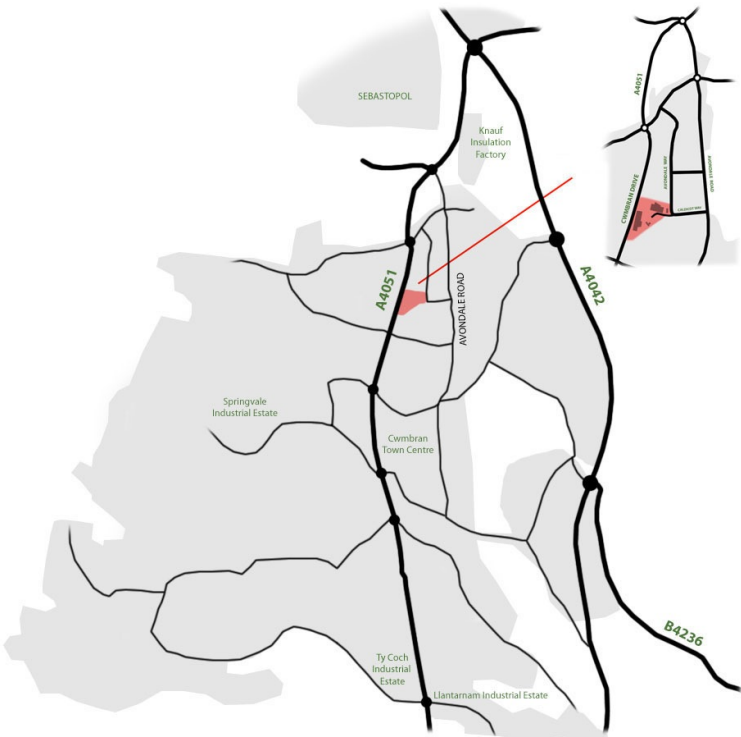
07723 923770

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 light industrial unit with steel truss frame and secure roller shutter access.

FLOOR AREAS / ACCOMMODATION

The unit is regular in shape and has an approximate gross internal area of 1,220 sq ft (113.34 sq m) with a minimum internal eaves height of approximately 3.43 metres.

The property is connected to mains electricity. Water, drainage and toilet facilities are provided.

TERMS

Available by way of new lease on flexible terms to be agreed at a quoting rent of £5,000 per annum exclusive.

SERVICE CHARGE & INSURANCE

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

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

Rateable Value £4,400 (2017 List). Currently qualifies for small business rates relief.

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

