

Avondale Business Park is an actively managed multi-let industrial estate which has been improved over recent years through a programme of unit refurbishments and upgrades.

The estate enjoys good levels of occupancy with buildings of a variety of construction types having been developed over a period of years.

Units available from 750 sq.ft (69.7 sq.m) to 25,280 sq.ft (2,349 sq.m) plus separate lettable yards.



Avondale Business Park, Cwmbran NP44 1XE

Industrial Units available TO LET

Range of size options on flexible lease terms



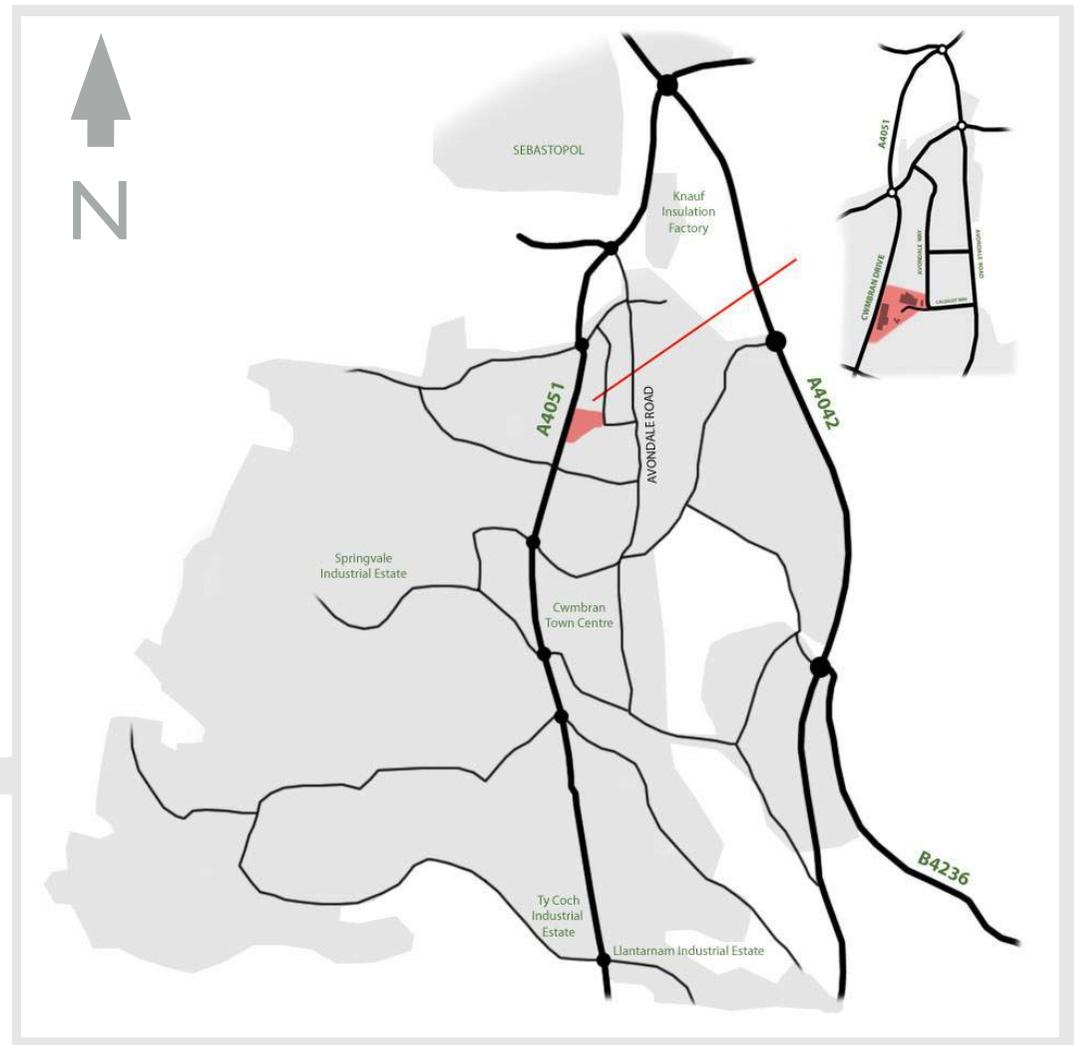
Location

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.

The population of Cwmbran itself is approximately 46,915 (2011 Census) and is the sixth largest urban area in Wales. There are approximately 220,000 living within a 15 minute drive time.



Units B1a/b



Compounds C2 & C1a/b

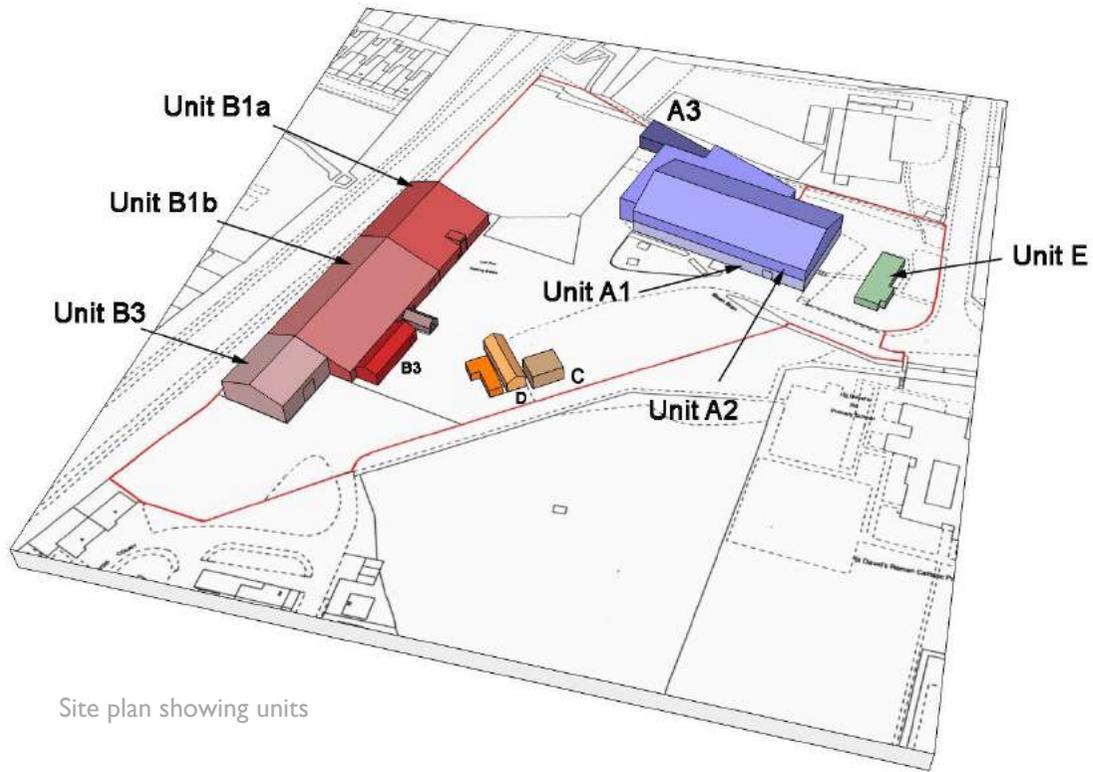


Units B1a/b

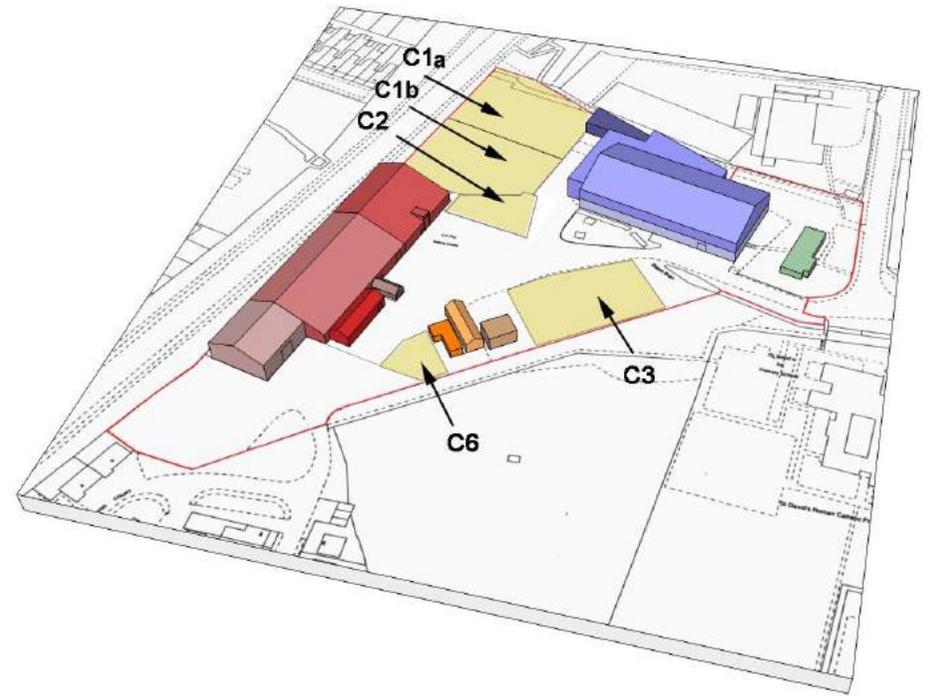


Internal A2

Site Plans



Site plan showing units



Site plan showing compounds

Tenure

All units are offered to let on flexible lease terms. Tenancies are contracted out of the Landlord and Tenant Act 1954 and incorporate service charge and insurance provisions.



Units A1/A2



Units A1/A2



Unit B3

Contact

For further information and viewing arrangements please contact joint letting agents:

Jenkins Best

Anthony Jenkins - M 07768 233919

E: anthony@jenkinsbest.com

Henry Best - M 07738 960012

E: henry@jenkinsbest.com

Stuart Hogg Property Consultants

Stuart Hogg - M 07723 923770

E: sh@stuarthogg.com



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.



Units & Floor Areas:

The units have the following approximate gross internal floor areas:

Ala	7,340 sq.ft (682 sq.m)
Alb	2,300 sq.ft (214 sq.m)
Alc	2,340 sq.ft (217 sq.m)
Ald	4,850 sq.ft (450 sq.m)
Ale	1,230 sq.ft (114 sq.m)
Alf	1,330 sq.ft (124 sq.m)
Alg	1,780 sq.ft (165 sq.m)
A2	25,280 sq.ft (2,349 sq.m)
A3	1,900 sq.ft (176 sq.m)
B1a	13,310 sq.ft (1,236 sq.m)
B1b	15,540 sq.ft (1,444 sq.m)
B2	5,470 sq.ft (508 sq.m)
B3	1,900 sq.ft (176 sq.m)
C	750 sq.ft (70 sq.m)
D	1,250 sq.ft (116 sq.m)
E	1,810 sq.ft (168 sq.m)

Yard C1a	Available with Unit A2
Yard C1b	12,530 sq.ft (1,164 sq.m)
Yard C2	8,710 sq.ft (809 sq.m)
Yard C3	8,710 sq.ft (809 sq.m)
Yard C6	2,180 sq.ft (203 sq.m)

NB - Please check for details of current availability