



UNIT 12 TY COCH INDUSTRIAL ESTATE, CWMBRAN, NP44 7HF

Industrial Accommodation to Let

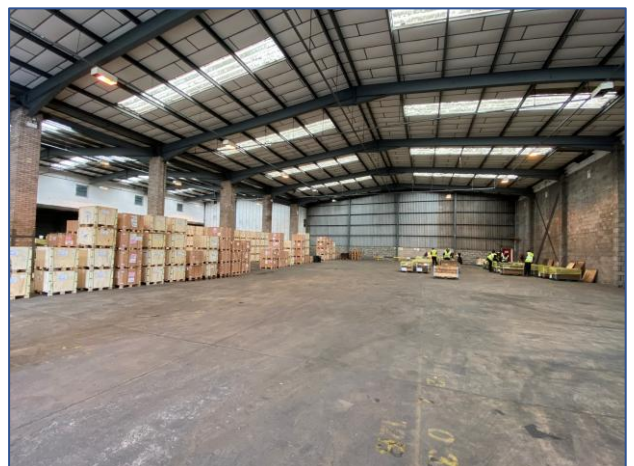
Established Industrial Location

Excellent Transport Links

Secure Yard Area

Gross Internal Area: 23187 sq. ft.

Quoting £86950 plus VAT



LOCATION

Cwmbran is a busy town located in South East Wales, approximately 5 miles from Newport and 18 miles from Cardiff. The town has a population of approximately 50,000 and has good road communications, being located 4 miles from junction 26 of the M4 Motorway. The town also has good rail links.

The property is located on Ty Coch Industrial Estate, which is in close proximity to the town centre. Neighbouring occupiers include Genesis Distribution and Torfaen County Council.

DESCRIPTION

The property is an end terrace open plan warehouse with a minimum eaves height of 6.4m. Front access is provided by two roller shutter doors measuring 3.66m by 4.33m. Additionally, there are a number of dock levellers and surface doors accessing the yard area directly.

The warehouse benefits from concrete flooring, a mixture of lighting and all mains services connected. However, we understand no heating has been utilised in the building for a number of years.

There is first floor office accommodation and WC facilities, which are currently unused.

ACCOMMODATION

Total: 23187 sq ft

Externally there is a decent size yard area to the front and side of the building and a loading bay to the side of the building (0.6ac)

PLANNING

We understand that the property benefits from planning consent for industrial use. However, we recommend that interested parties make their own enquiries to the local authority.

LOCAL AUTHORITY

Torfaen County Council:
Tel: 01633 762200

RATING ASSESSMENT

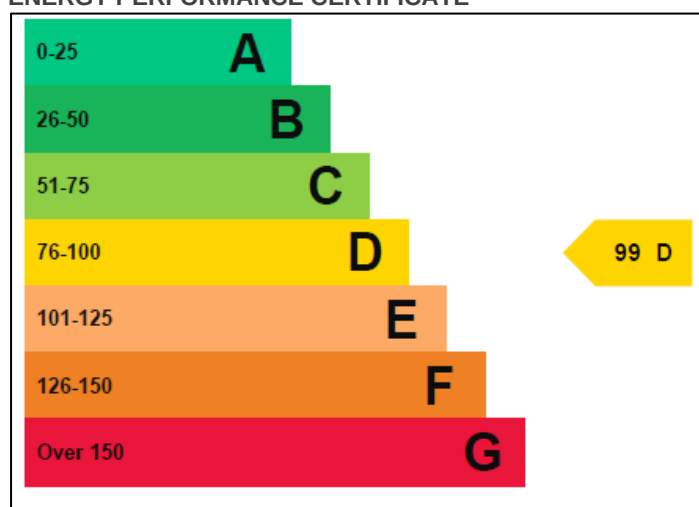
RATEABLE VALUE: £72,500

RATES PAYABLE (24-25): £41,180



Plans are provided for identification purposes only and are not to be relied upon for any other purpose.

ENERGY PERFORMANCE CERTIFICATE



TENURE

The industrial unit is available to let by way of a new lease direct with the landlord at a rent of £86950 plus VAT.

VIEWING

Should you require further information or wish to arrange a viewing, please contact:-

DAN SMITH
01633 740 740
dan@m4pc.co.uk

CLAIRE BIGNELL
01633 740 740
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Alternatively please contact our joint agents DLP Surveyors on 02920 562952



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