



MAMHILAD PARK ESTATE, PONTYPOOL, NP4 0HZ

Office Accommodation to Let

Facilities include Café, Gym, Nursery and more

Generous Parking Provisions

Easy in / Easy Out Licence Agreements

Offices from 150 – 1,200 sq Ft (13.93 – 111.48 sq m)

Rents from £262.50 per calendar month plus VAT



LOCATION

Pontypool is a town located in the borough of Torfaen. It is approximately 10 miles north of Newport. The town population is approximately 28,970.

The property is located on Mamhilad Park Estate, on the outskirts of Pontypool, just off the A4042 dual carriageway. Junction 25/26 of the M4 Motorway is 10 minutes away. Occupiers include Quote Detective, police headquarters, solicitors, financial services, well being specialists amongst others.

DESCRIPTION

Mamhilad Park Estate is a beautiful parkland setting with on site gym, nursery, hairdressers and café. There is generous unallocated parking, EV charging facilities and bike storage.

The properties are multi-storey buildings. There are WC facilities on each floor and a boardroom and meeting rooms available to hire. The property benefits from lifts to each floor and disabled access.

The offices benefit from gas central heating, suspended ceilings, recessed lighting, carpet flooring.

Externally, the park provides an "office campus environment" where there is plenty of parking together with lots of green areas, a nature walk, picnic tables and areas for staff and visitors to enjoy.

ACCOMMODATION

Offices available include:

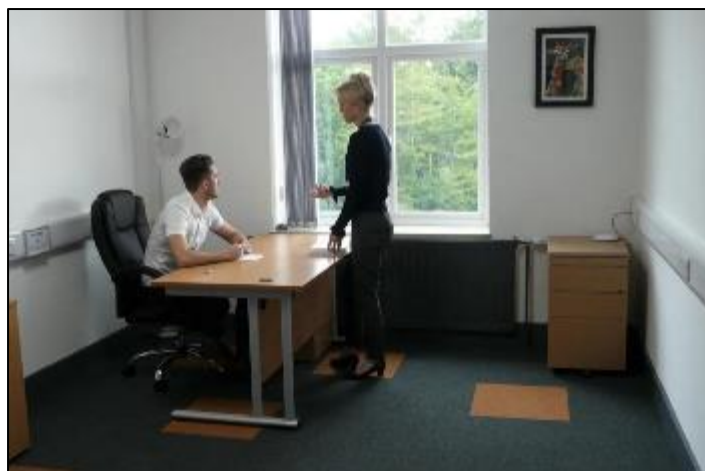
Name	Size (sq ft)	Rent (pcm)
Rowan L1	150	£262.50 plus VAT
Chestnut L2	175	£306.25 plus VAT
Rowan L4	205	£358.75 plus VAT
Maple L7	245	£428.75 plus VAT
Pine R1	280	£490.00 plus VAT
Cedar L5	450	£787.50 plus VAT

Larger offices and combinations of offices are also available to match occupier requirements.

RATING ASSESSMENT

Rates information can be provided upon request.

Many occupiers will qualify for 'small business relief' which will provide either full exemption from business rates or a discount on this figure. Interested parties should contact the business rates department at Torfaen County Borough Council for more information on eligibility for 'small business rates'.



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

EPC

Energy Performance Certificates are available on request.

TENURE

Offices are available by way of easy in / easy out agreements. Rent includes electricity, water and heating. It also includes maintenance of common parts and buildings insurance. Occupiers will need to pay for telephone lines and broadband. High speed broadband is available via the landlord at an additional cost.

VIEWING

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

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