



UNIT 1 BRECON COURT, LLANTARNAM BUSINESS PARK, CWMBRAN, NP44 3AB

Modern High Quality Offices For Sale

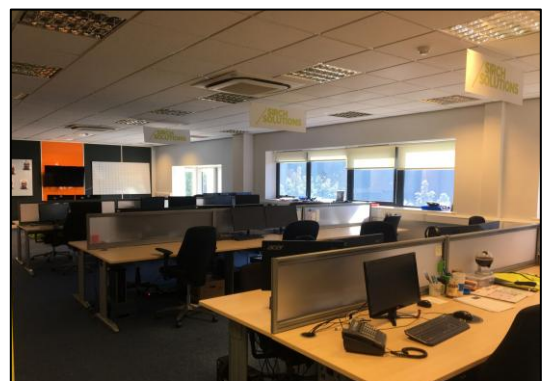
Business Park Location

Disabled Access, Lift and WC Facilities

Excellent Onsite Parking Ratio (1:257 sq ft)

Approximately 740.26 sq m (7,968 sq ft)

Quoting £800,000 Exclusive



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 around 50,000 and has good road communications, being located 4 miles from junctions 25a / 26 of the M4.

The property is located on the well respected Llantarnam Business Park in Cwmbran providing a mixture of office and industrial buildings. Occupiers in the immediate area are largely office users including, Bron Afon Housing Association, Welsh Ambulance Trust, Unify Brand Partnerships and many others.

DESCRIPTION

The property provides office accommodation over ground and first floors, with the benefit of level access and a lift. Male, female and disabled WC's are provided on each floor, together with a kitchen on the ground floor and tea point on the first floor.

The offices are a mixture of open plan and cellular accommodation and benefit from carpeted / vinyl flooring, perimeter trunking, suspended ceilings, Cat II Lighting, comfort cooling and fire and security alarms.

Externally, 31 parking spaces are provided for the building, including 3 disabled spaces..

ACCOMMODATION

Ground floor	371.69 sq m (4,001 sq ft)
First floor	368.57 sq m (3,967 sq ft)
Total	740.26 sq m (7,968 sq ft)

PLANNING

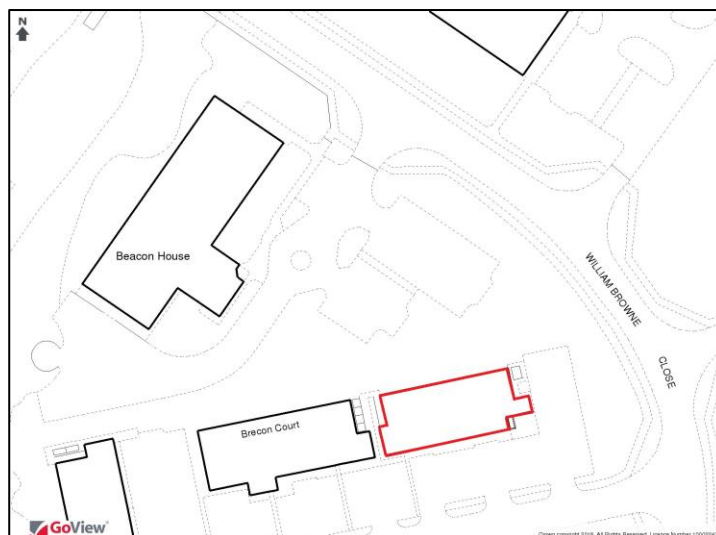
We understand that the property benefits from planning consent for office use. However, we recommend that interested parties make their own enquiries to the local authority.

LOCAL AUTHORITY

Torfaen Council:
Tel: 01495 762200

RATING ASSESSMENT

RATEABLE VALUE:	£74,000
RATES PAYABLE: (2020/21):	£42,032 pa



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



TENURE

The property is for sale at a quoting price of £800,000 exclusive.

VIEWING

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

DAN SMITH
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