



OAKLEY HOUSE, THE PAVILIONS, LLANTARNAM BUSINESS PARK, CWMBRAN, NP44 3FD

Ground Floor Offices To Let

Located on Cwmbran's Premier Business Park

BREEAM Excellent

Excellent On Site Parking (1:182 sq ft) with more available

From 571 sq ft (54.96 sq m) to 1,452 sq ft (189.83 sq m)

Quoting £12.50 per sq ft 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 junction 26 of the M4. The town also has good rail links.

The property is located on the popular Llantarnam Park, situated 3 miles north of junction 25A and 26 of the M4 Motorway. The property affords easy access South to Newport and Cardiff, and North to Abergavenny and Pontypool.

The surrounding area comprises largely of office occupiers such as, DXC Technology, Nagra Kudelski and many more.

DESCRIPTION

The property comprises a two storey detached office building, set in spacious grounds. The first floor is occupied by the Landlord and the ground floor is available. This benefits from fully accessible raised floors, suspended ceilings with recessed lighting, gas central heating and comfort cooling.

There is the use of WC and shower facilities, a reception area, kitchen and meeting room to be shared with the first floor.

Externally 8 car parking spaces are provided for the property. Further parking is also available by way of a licence agreement.

ACCOMMODATION

Room 1	53.04 sq m (571 sq ft)
Room 2	79.91 sq m (860 sq ft)
Total	189.83 sq m (1,452 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 762 200

RATING ASSESSMENT

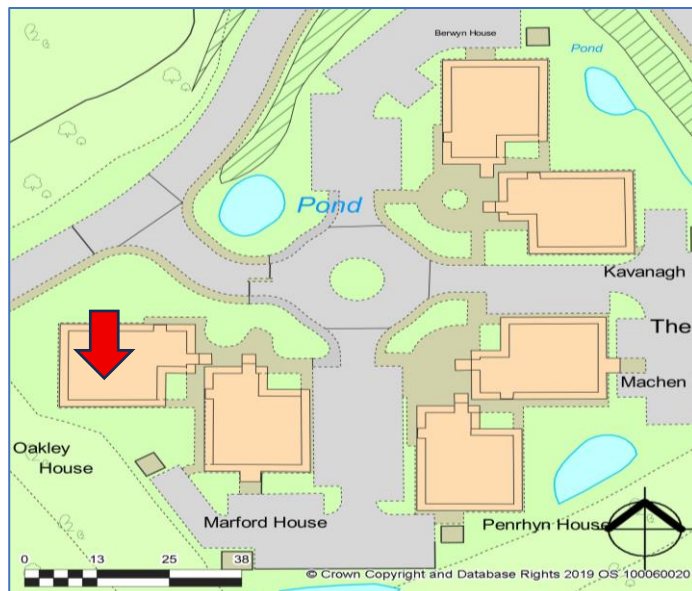
RATEABLE VALUE: £22,500

RATES PAYABLE: £12,780

If let on an individual basis the rates would need to be recalculated and some tenants may be able to apply for small business rates relief and should contact Torfaen Council in this regard.

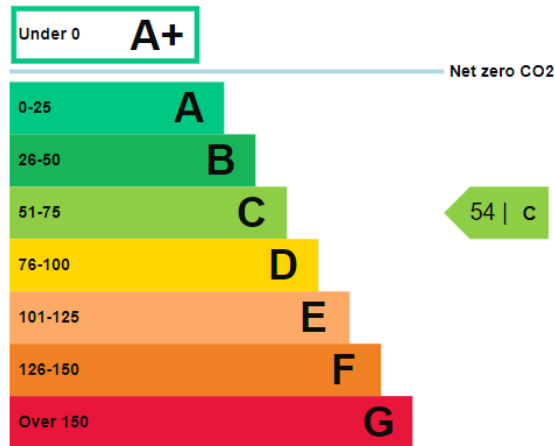
SERVICE CHARGE

A service charge will be payable by tenants for maintenance of the common parts and shared services.



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

This property's current energy rating is C.



An estate charge is payable by all tenants for the maintenance and shared services to external areas. This is currently running at approximately £0.50 per sq ft.

TENURE

The ground floor of the property is available as a whole or as individual rooms by way of a new lease direct with the landlord. The quoting rent is £12.50 per sq ft.

VIEWING

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

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