



RAGLAN HOUSE, LLANTARNAM BUSINESS PARK, CWMBRAN, NP44 3AB

Office Accommodation to Let

Cwmbran's Premier Business Park Location

Shared Meeting Room, Disabled Lift, WCs and Kitchens

Flexible Terms Available

Offices 500 sq ft (46.5 sq m) to 1,000 sq ft (92.9 sq m)

Quoting £12.50 per sq ft exclusive plus VAT



LOCATION

Cwmbran is a busy town located in South 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 25a / 26 of the M4.

The property is located on the well respected Llantarnam Business Park in Cwmbran, providing a mixture of offices and industrial buildings. Occupiers in the immediate area are largely office users including Bron Afon Housing Association, Aneurin Bevan Health Board, STF Aerospace and many more. Elsewhere on the estate there is the Parkway Hotel and a Greggs.

DESCRIPTION

The property provides office accommodation over ground and first floors, with the benefit of a lift, male, female and disabled WC's, together with two shared kitchens on the ground floor. There are breakout areas on the ground and first floor and a bookable meeting room.

The offices are a mixture of open plan and partitioned rooms and benefit from carpeting, good natural and LED lighting, suspended ceilings and individual air conditioning units.

ACCOMMODATION

The following rooms are available:

Ground floor:

Office 1	46.5 sq m (500 sq ft)
Office 2	46.5 sq m (500 sq ft)
Office 8	46.5 sq m (500 sq ft)
Office 11	46.5 sq m (500 sq ft)
Office 13	46.5 sq m (500 sq ft)

First floor:

Offices 18/19	92.9 sq m (1,000 sq ft)
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Externally there is unallocated parking with two spaces available per office for the 500 sq ft offices and 4 spaces for the 1,000 sq ft office.

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.

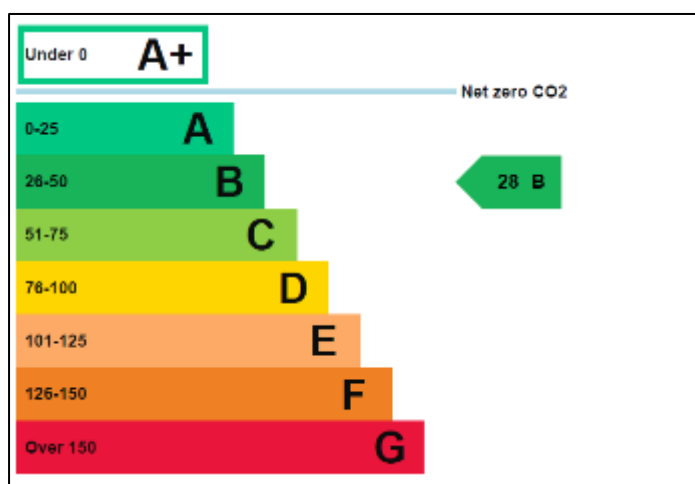
LOCAL AUTHORITY

Torfaen Council:

TEL: 01495 762200

RATING ASSESSMENT

Each tenant will be responsible for their own rates and these are available on request. However, most occupiers will qualify for "small business rates relief" which will provide an exemption or reduction for business rates. Interested parties should contact Torfaen Council for more information.



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

TENURE

The office suite is available to let by way of a new lease on flexible terms, direct with the landlord. The rent is £12.50 per sq ft exclusive plus VAT.

A service charge will also be payable by the tenant with latest figures available upon request.

VIEWING

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

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