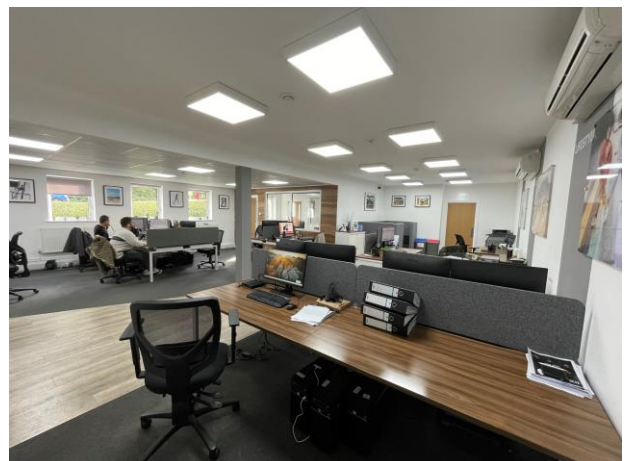




LAKEVIEW HOUSE, LLANTARNAM BUSINESS PARK, CWMBRAN, NP44 3HP

Detached Modern Offices / Warehouse To let
High Quality Offices at Ground and First Floors
Warehouse with Roller Shutter Door Access
Attractive HQ style Building
Approximately 621.43 sq m (6,689 sq ft)
Quoting £55,000 per annum, 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 over 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 include Aneurin Bevan Health Board, Tool Bank, Safran Seats, Bron Afon Housing Association, Welsh Ambulance Trust and many others.

DESCRIPTION

The property provides a detached modern building providing high quality offices over two floors and warehouse accommodation to the rear. The property sits on a generous plot providing parking and yard areas.

The offices benefit from suspended ceilings with LED lighting, gas central heating and comfort cooling, perimeter trunking, a mixture of carpet and wood laminate floors and good natural daylight. The layout is largely open plan at ground floor with 2 managers offices with part glazed partitions. At first floor there are 2 large open plan offices, a kitchen and a WC.

To the rear of the building is a warehouse with access provided via a roller shutter door measuring 4.98m high x 3.05m wide. The minimum eaves height of the warehouse is 5.63m. The warehouse benefits from a sealed concrete floor, strip lighting and WC.

Externally, there is sufficient space for about 20 car parking spaces (4 EV spaces are provided). The total site area is approximately 1.29 acres, providing a very low site coverage.

ACCOMMODATION

Ground floor offices	159.44 sq m	1,716 sq ft
Warehouse	302.56 sq m	3,257 sq ft
First floor offices	159.44 sq m	1,716 sq ft
Total	621.44 sq m	6,689 sq ft

PLANNING

We understand that the property benefits from planning consent for office and industrial 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:	£33,000
RATES PAYABLE: (2025/26):	£18,744 pa



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



ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been ordered and will be available shortly.

TENURE

The property is to let on a new lease direct with the landlord. The quoting rent is £55,000 exclusive.

VIEWING

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

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