



NORTECH HOUSE, LLANTARNAM BUSINESS PARK CWMBRAN, NP44 3AB

Detached, Single Storey Office Accommodation to Let
Potential for alternative uses - lab space / production (STP)
Mixture of Open Plan, Private Offices and Boardroom
Car parking for at least 30 cars
Cwmbran's Premier Business Park Location
Approximately 6,623 sq ft



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 offices users including Bron Afon Housing Association, Welsh Ambulance Trust and many more.

DESCRIPTION

The property provides a single storey building providing largely office accommodation. There is also a detached garage providing storage space.

The main building is largely open plan offices and a number of smaller offices, meeting rooms and board room. There is also a small storage area with external access via an industrial door. The offices are well decorated and benefit from carpeting, a mixture of perimeter trunking and wall mounted power and data sockets, suspended ceilings, recessed lighting and comfort conditioning.

Male, female and disabled WC's are available. There is also a kitchen and separate break out area.

There is a detached garage providing further storage accommodation benefitting from lighting and power.

Externally there is potential to park c 30 cars.

ACCOMMODATION

Offices	541.18 sq m	(5,825 sq ft)
Garage	74.10 sq m	(798sq ft)
Total:	615.28 sq m	(6,623sq 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

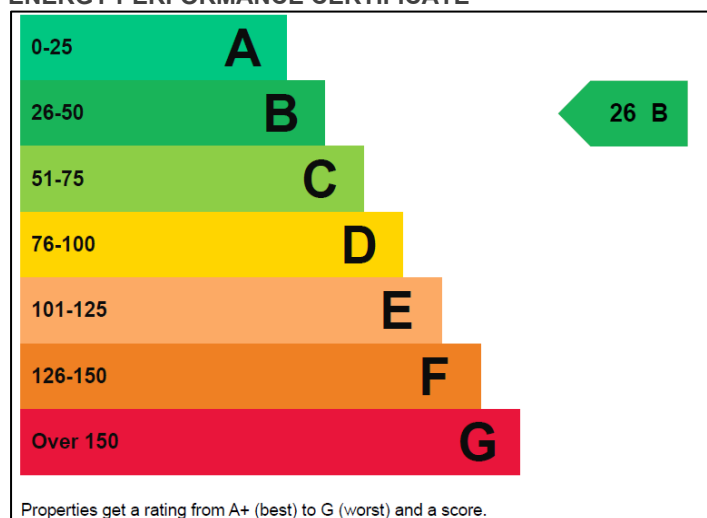
RATEABLE VALUE: £54,500

RATES PAYABLE: £30,956



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

ENERGY PERFORMANCE CERTIFICATE



TENURE

The property is available to rent on a new lease direct with the landlord. The quoting rent is £75,000 per annum.

The property is not elected for VAT and therefore VAT is not payable on the rent.

VIEWING

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

DAN SMITH

07889 178995

dan@m4pc.co.uk



01633 740 740

m4pc.co.uk

11 Park Square, Newport NP20 4EL

M4 Property Consultants (M4PC) (and their joint agents where applicable) for themselves and for the vendors and/or the lessor of this property for whom they act, give notice that: i) These particulars do not constitute, nor constitute any part of, an offer or contract. ii) None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. iii) Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. iv) M4PC will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. vi) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Subject to contract

M793 Ravensworth 01670 713330