



SPRINGBOARD INNOVATION CENTRE, LLANTARNAM PARK, CWMBRAN, NP44 3AW

Accommodation Suitable for a Laboratory

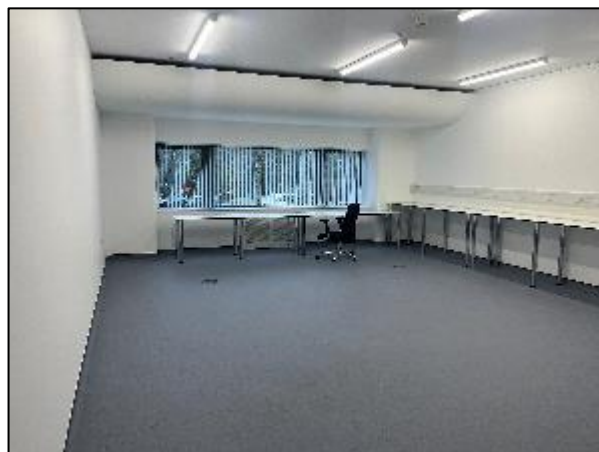
Cwmbran's Premier Business Park Location

Supportive Environment for Science and "Tech" Businesses

Free Unallocated Parking

563 sq ft (52.30 sq m)

Quoting £1,173 pcm 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.

DESCRIPTION

Springboard Innovation Centre is predominantly aimed at high growth "tech" and science based businesses. It provides a supportive environment and community for businesses and has helped attract over £12m in investment and created over 500 jobs since its inception.

The property is a three-storey building providing office space. The building benefits from 24 hour access. The ground floor Laboratory space has laminate floors, sensor activated lighting, double glazing and wall mounted sockets.

There is the use of break out areas, kitchen facilities and bookable meeting rooms, all of which are free to use. High speed broadband is also provided or tenants can install their own connections is preferred.

ACCOMMODATION

Ground Floor Lab 52.30 sq m (563 sq ft)

There are free unallocated parking spaces to the rear of the property. EV charging is available at an additional cost.

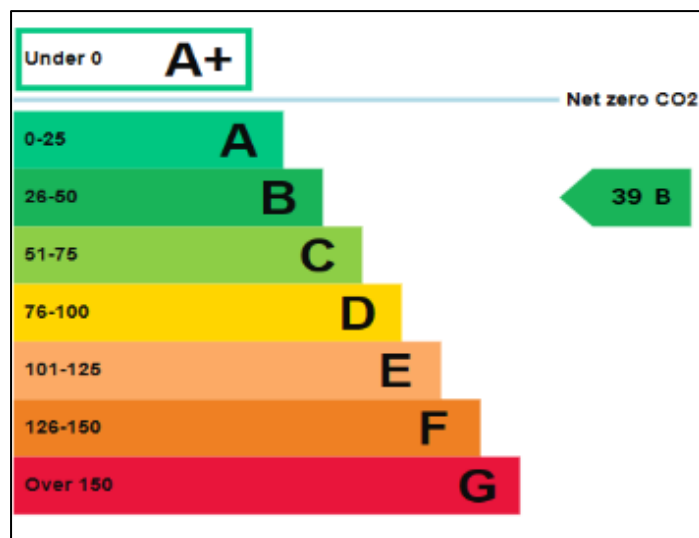
RATING ASSESSMENT

Tenants are responsible for business rates. However, most of the suites qualify for full exemption or discount from rates payable. Further information is available upon request.



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

ENERGY PERFORMANCE CERTIFICATE



TENURE

The Laboratory is available to let on flexible licence / lease agreements. Quoting Rent is £1,173 pcm plus VAT. This is fully inclusive of rent, electricity, heating, furniture (where available), maintenance and buildings insurance.

Tenants do need to be science or "tech" orientated and be seeking to grow to join the building. Should you have any queries in this respect please call us to discuss.

VIEWING

To discuss further or arrange a viewing, please contact:-

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