



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

Office Accommodation to Let

Cwmbran's Premier Business Park Location

Supportive Environment for Science and "Tech" Businesses

Free Unallocated Parking

From 559 sq Ft (51.98 sq m) to 644 sq ft (59.84 sq m)

Rents from £1,071.42 plus VAT, per calendar month



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 with a large number of communal events 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 a reception and 24 hour access. The suites have central heating, fitted carpets, sensor activated lighting, double glazing and are alarmed.

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

Various Suites available:

Suite 2, 30,31,36	51.98 sq m	(559 sq ft)
Suite 11	52.49 sq m	(563 sq ft)
Suite 28	58.80 sq m	(632 sq ft)
Suites 13, 29	59.84 sq m	(644 sq ft)

For larger enquiries, there is the possibility of combining adjoining rooms.

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

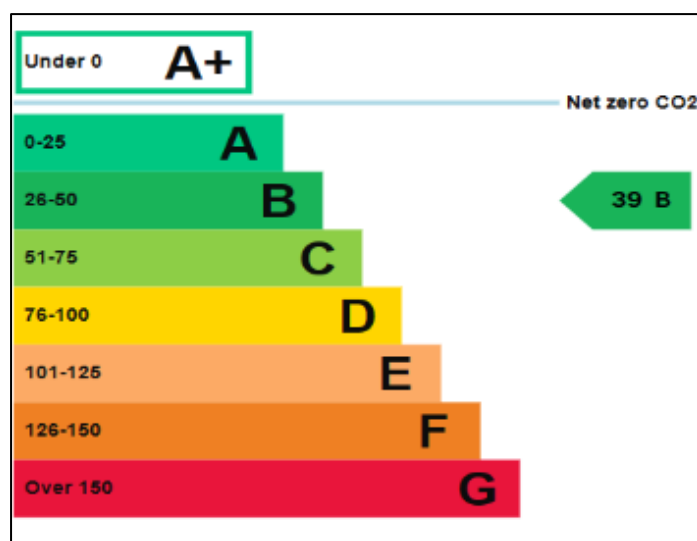
RATING ASSESSMENT

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

Offices are available to let on flexible licence / lease agreements. Rents start from £1,071.42 plus VAT per calendar month. This is fully inclusive of rent, electricity, heating, furniture (where available), maintenance and buildings insurance.

VIEWING

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

CLAIRE BIGNELL
07548 558793
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