



1A LLANDOWLAIS STREET, CWMBRAN, NP44 7XA

Industrial Unit to Let

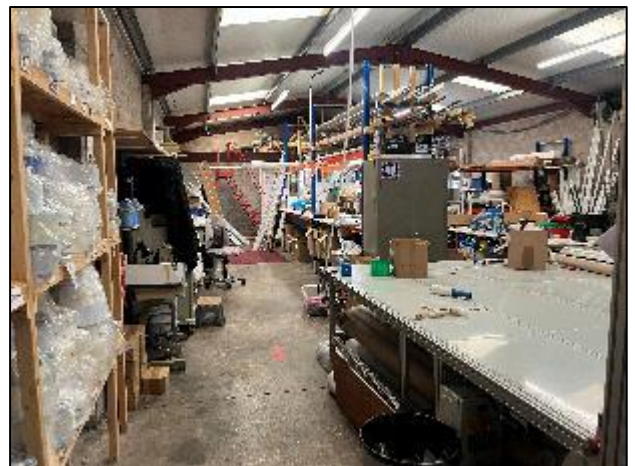
Established Industrial Location

Excellent Transport Links

Yard Space & Secure Storage Area

1,488 sq Ft (138.25 sq m)

Quoting £14,000 pa exclusive plus VAT



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 approximately 50,000 and has good road communications, being located 4 miles from junction 26 of the M4 Motorway. The town also has good rail links.

The property is located on 1A Llandowlais Street, Cwmbran, within the Ty Coch Industrial Estate. Neighbouring occupiers include Motazone, Airqueue, amongst others.

DESCRIPTION

The property is an open plan warehouse with separate office, kitchen and WC.

The warehouse benefits from three phase power, strip lighting with minimum eaves of 2.53. The unit is accessed via a roller shutter door measuring 3.02m width and 2.82m height and pedestrianised door.

The office benefits from carpeting, strip lighting and UPVC windows.

ACCOMMODATION

Total: 138.25 sq m (1,488 sq ft)

There is a yard area to the side with an outdoor storage block and unallocated parking.

PLANNING

We understand that the property benefits from planning consent for industrial use. However, we recommend that interested parties make their own enquiries to the local authority.

LOCAL AUTHORITY

Torfaen County Council:

Tel: 01633 762200

RATING ASSESSMENT

RATEABLE VALUE: £10,750

RATES PAYABLE: £5,386

Some tenants may be able to apply for small business rates relief. Interested parties should contact Torfaen Council to discuss.



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 direct with the landlord at a rent of £14,000 plus VAT.

VIEWING

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

CLAIRE BIGNELL

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