

TO LET.

Industrial / Warehouse Unit.

277 sq m (2,979 sq ft).

Unit 44, Llantarnam Park, Cwmbran, NP44 3AW

Location.

The property is situated 2 miles south of Cwmbran town centre in Llantarnam Park, an established and popular location for both industrial and office sectors.

The estate is located adjacent to the A4051 which provides access to Junctions 25 & 26 of the M4 motorway, approximately 3 miles to the south.

Description.

The property offers a mid terraced workshop unit of steel frame construction with profiled steel cladding to side elevations, under a pitched roof and benefitting from a toilet facility and small office.

Minimum eaves is 4.5m and the unit benefits from a level access roller shutter door (3.5m wide x 3.5m high) opening out onto a shared loading yard and parking area.

Accommodation.

The unit has a gross internal area of 277 sq m (2,979 sq ft).

Tenure.

The property is available by way of an assignment until January 2025. Alternatively a sub lease or new lease direct with the landlord will be considered.

Rent.

£15,100 per annum.

Rateable Value.

£14,750 (2017 list) so rates payable currently £7,892 per annum.



Services.

The unit benefits from three phase electricity and mains water.

Service Charge.

Any ingoing tenant will be responsible for a proportion of the estate service charge for costs incurred in maintaining the common area of the estate.

Energy Performance Certificate.

EPC Rating of X (XX) - a full certificate is available upon request.

VAT

VAT is chargeable in addition on all costs.

Contact.

For further information, or to arrange a viewing, please contact the sole agents.



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MARCH 2021 - SUBJECT TO CONTRACT

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Photographs dated Feb 2021

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