



INDUSTRIAL /WAREHOUSE

Unit C & D, Avondale Business Park, Avondale Way, Cwmbran, NP44 1XE

Well located industrial / warehouse with its own gated compound

Summary

Tenure	To Let
Available Size	799 to 2,049 sq ft / 74.23 to 190.36 sq m
Rent	£18,500 per annum plus VAT
Service Charge	£574 per annum Excl. VAT payable in addition - current annual budget.
Business Rates	To be re-assessed (units separately assessed at present) Based on 2023 Valuation

Key Points

- Close proximity to Cwmbran town centre
- New lease available
- 2 No. Single level roller shutter doors (electric) and separate pedestrian doors
- Gated compound / yard
- LED lighting

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VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Property insurance premium to be confirmed
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

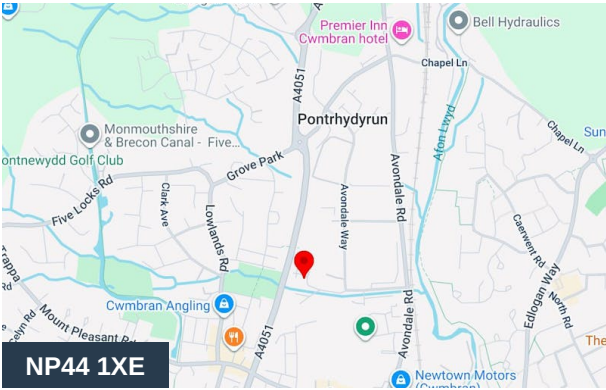
Unit C & D comprise 2 adjoining industrial / warehouse unit with their own yard / gates compound. The units are served by single level electric roller shutter doors and a separate pedestrian door. The units benefits from LED lighting.

Location

Cwmbran is a well-established business location about 5 miles north of Newport, 17 miles east of Cardiff and is the principal town within the unitary authority of Torfaen County Borough Council. The population of Cwmbran itself is approximately 46,915 (2011 Census) and is the sixth largest urban area in Wales. There are approximately 220,000 living within a 15 minute drive time. Avondale Industrial Estate is situated to the north of Cwmbran town centre with frontage to Avondale Road. There is good access to the M4 motorway via the A4051 or A4042 dual carriageway linking to junctions 26 and 25a respectively.

Terms

Unit C&D is available by way of a new effective Full Repairing and Insuring Lease for a Term of years to be agreed.



Viewing & Further Information



Henry Best
07738 960012
henry@jenkinsbest.com



Craig Jones
07867 393494
craig@jenkinsbest.com



Anthony Jenkins
07768 233919
anthony@jenkinsbest.com

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