



**TO LET**

**Unit 4, Avondale Industrial Estate,  
Cwmbran, NP44 1UG**

# Trade / Warehouse Unit To Let - Available 1st April 2026

- Established industrial, distribution and trade location
- 5 miles north of Newport
- Close proximity to Cwmbran Town Centre with excellent road links
- Easy access to the M4 motorway
- New LEDs to be installed
- EPC rating C
- Unit to be redecorated
- New Lease available



## Size

5,500 sq ft (510.97 sq m)

## Rent

£35,750 per annum payable monthly in advance.

# 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.

# Connectivity

## Road

|           |           |
|-----------|-----------|
| M4 - J.26 | 4 Miles   |
| A4042     | 1.6 miles |



## Airports

|                 |          |
|-----------------|----------|
| Cardiff Airport | 23 miles |
| Bristol Airport | 38 miles |



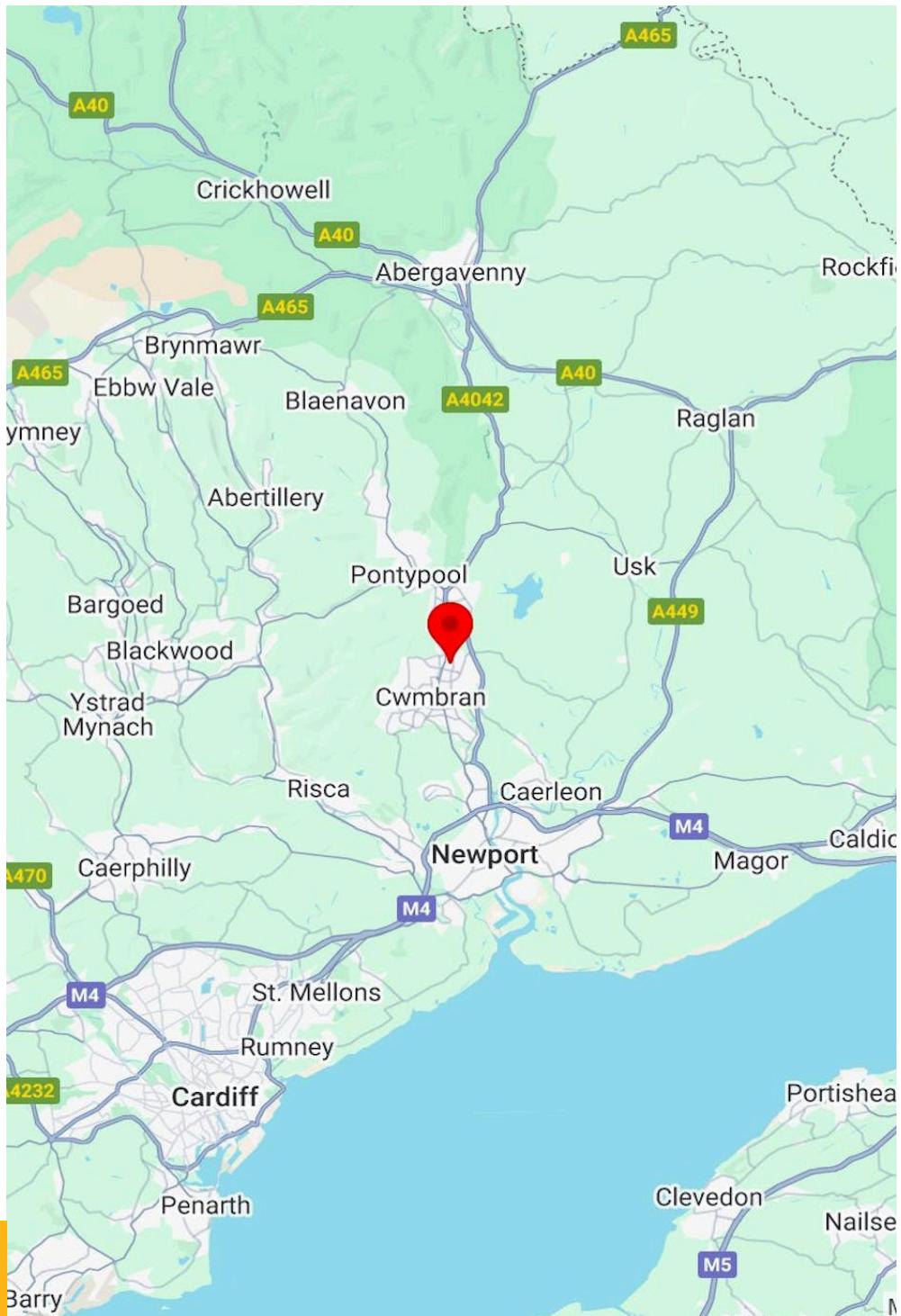
## Cities

|         |           |
|---------|-----------|
| Newport | 5 miles   |
| Cwmbran | 0.5 miles |



## Train Stations

|         |           |
|---------|-----------|
| Cwmbran | 0.6 miles |
| Newport | 6.4 miles |



## Description

The property comprises of a mid-terraced modern well located trade / warehouse unit located on a popular estate.

The unit comprises warehouse, offices with kitchen and WC facilities.

- Well located high quality industrial/warehouse unit
- Steel portal frame
- Open plan warehouse / production area
- Minimum eaves: 4.5m
- Maximum eaves: 5.2m
- 2 level access roller shutter door (2.9m w x 3.6m h)
- Separate pedestrian door
- Integral office accommodation
- WC and kitchenette unit
- LED lighting to be installed
- External parking
- Generous forecourt areas

## Specification



EPC: C (75)



Loading Doors  
(Surface level): 2



Lighting Type: LED



Kitchenette



Car Parking



Minimum clear internal height (m): 4.5



Maximum clear internal height (m): 5.2

## Accommodation

|              | sq ft<br>(Approx GIA) | sq m<br>(Approx GIA) |
|--------------|-----------------------|----------------------|
| 4            | 5,500                 | 511                  |
| <b>TOTAL</b> | <b>5,500</b>          | <b>511</b>           |





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Sat Nav. NP44 1UG



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what3words

# Viewings

Please contact Jenkins Best 02920 340033

## Terms

Unit 4 is available by way of a new effective Full Repairing and Insuring Lease for a Term of years to be agreed.

## Rent

£35,750 per annum payable monthly in advance.

## Lease Terms

New Lease Term of years to be agreed.

## Business rates

Rateable Value: £20,250

Rates Payable: £11,502 per annum Based on 2026 Valuation

## Service charge

£3,886.32 per annum Budget Year End Sept 2025 - awaiting new service charge budget.

# Insurance

£1,008.45 per annum Insurance Premium for Year Ending June 2026

## Legal Costs

Each party to bear their own costs. However, if the Tenant wishes to use the Landlord's In-House Lease, a contribution of £175 plus VAT is applicable.

## EPC

C (75)

## VAT

Applicable

## Availability

Available Immediately

# Contact

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### Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.