



Unit A, Grange Road, Cwmbran, NP44 3XX

Industrial / warehouse to let

Summary

Tenure	To Let
Available Size	25,864 sq ft / 2,402.84 sq m
Rent	£142,252 per annum VAT payable in addition.
Service Charge	N/A
Business Rates	To be assessed
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Key Points

- Prominent unit close to town centre
- 7 No. level doors of 5 metres (h) x 4 metres (w)
- Min eaves 7.5 metres
- Max eaves 10 metres
- Secure yard

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Summary

Available Size	25,864 sq ft
Rent	£142,252 per annum VAT payable in addition.
Business Rates	To be assessed
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Building insurance premium to be confirmed
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

Warehouse / light industrial unit with new roof / cladding and 7 No. level loading doors.

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 47,075 (2021 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 east of Cwmbran town centre with frontage to Grange Road. There is good access to the M4 motorway via the A4051 or A4042 dual carriageway linking to junctions 26 and 25a respectively.

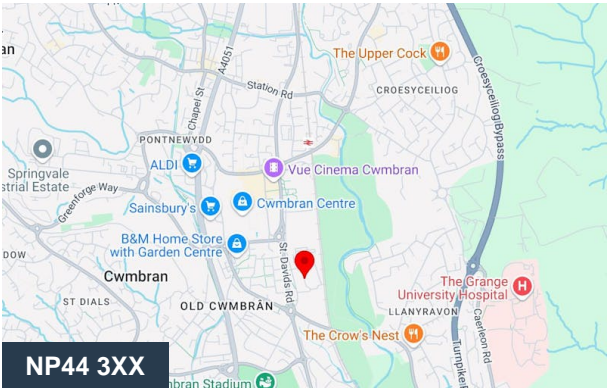
Specification

Minimum eaves height 7.5 metres

Maximum eaves height 10 metres

New cladding and roof

7 No. level roller shutter doors



Viewing & Further Information



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