

INDUSTRIAL / WAREHOUSE WITH COMPOUND**Unit B3A, Avondale Business Park, Avondale Way, Cwmbran,
NP44 1XE**

Well located industrial / warehouse with its own gated compound

Summary

Tenure	To Let
Available Size	826 sq ft / 76.74 sq m
Rent	£10,000 per annum plus VAT
Service Charge	Budget contribution to be confirmed
Rates Payable	£3,748.80 per annum Based on 2023 Valuation, the site currently qualifies for a large element of small business rates relief

Key Points

- Close proximity to Cwmbran town centre
- New lease available
- Gated compound at the front of the unit
- Qualifies for an element of small business rates relief
- Single level roller shutter door and separate pedestrian door

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Summary

Available Size	826 sq ft
Rent	£10,000 per annum plus VAT
Rates Payable	£3,748.80 per annum Based on 2023 Valuation, the site currently qualifies for a large element of small business rates relief
Rateable Value	£6,600
Service Charge	Budget contribution to be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Property insurance premium to be confirmed
EPC Rating	C (59)

Description

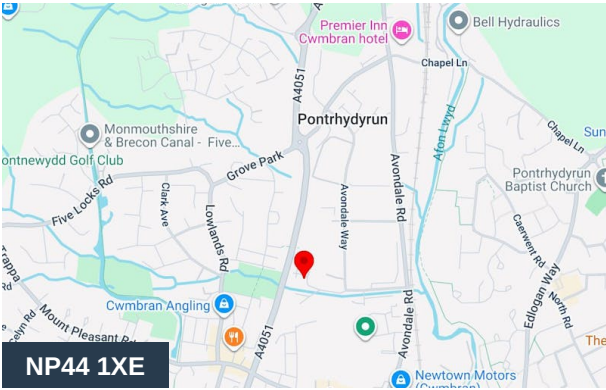
Unit B3a is a semi-detached industrial / warehouse unit with its own front compound. The unit is served by a level roller shutter door and separate pedestrian door.

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 B3A is available by way of a new effective Full Repairing and Insuring Lease for a Term of years to be agreed.



Viewing & Further Information



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