



Yard C2, Avondale Business Park, Avondale Way, Cwmbran, NP44 1XE

Well located Yard within own gated compound

Summary

Tenure	To Let
Available Size	0.30 Acres / 0.12 Hectares
Rent	£20,000 per annum plus VAT
Service Charge	Excl. VAT payable in addition - current annual budget.
Business Rates	units separately assessed at present - Based on 2026 Valuation
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Key Points

- Close proximity to Cwmbran town centre
- New lease available
- Gated compound / yard

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VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Property insurance premium for 2026
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

0.3 Acre yard within gated compound.

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

Yard C2 is available by way of a new effective Full Repairing and Insuring Lease for a Term of years to be agreed.



Viewing & Further Information



Craig Jones
02920 34 00 33 | 07867 393494
craig@jenkinsbest.com



Amelia Nicholas
02920 340 033 | 07703 975 677
amelia@jenkinsbest.com



Henry Best
07738 960012
henry@jenkinsbest.com



Tom Rees
02920 340033 | 07557 161491
tom@jenkinsbest.com



Hayley Macentee
02920340033
hayley@jenkinsbest.com

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