

RARE FREEHOLD OPPORTUNITY



Chapel Lane - Industrial Development Site, Croesyceliog, Cwmbran, NP44 2PN

Industrial / Open Storage Opportunity - For Sale - Freehold

Summary

Tenure	For Sale
Available Size	5 Acres / 2.02 Hectares
Price	Price on application
Service Charge	N/A
Business Rates	N/A
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Key Points

- Freehold industrial / open-storage development opportunity - Subject to planning
- Total site area of circa 5 acres - current cleared site area of circa 1.85 acres
- Close proximity to Cwmbran
- Existing industrial frame / slab of circa 10,000 sq ft
- Services available but not connected
- Close proximity to A4042 and the A4051.

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Summary

Available Size	5 Acres
Price	Price on application
Business Rates	N/A
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

The former industrial site at Chapel Lane offers an excellent opportunity for occupiers / investors / developers to utilise an existing frame / slab and a large site area to tailor for their own use or to generate a rental revenue through single or multi-let development. The site is located in close proximity to both Cwmbran and the A4042 and the A4051. The site is located next to Knauf Insulation and Bell Hydraulics Ltd.

Location

Cwmbran is a well-established commercial 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.

Specification

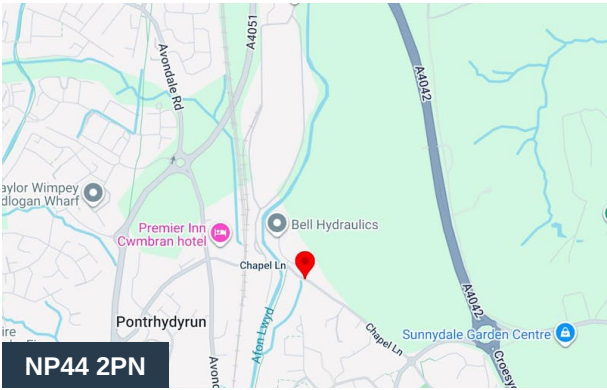
The site currently has a frame and slab - circa 10,000 sq ft
Services - available but not connected
Site Area - Total Site Area = circa 5 acres (Gross) Cleared site area circa 1.85 acres
Applicants should make their own planning enquiries / site investigations
There is a right of access for the adjoining occupier over part of the access road / main entrance from Chapel Lane - Bell Hydraulics Ltd

Viewings

Please contact one of the team at Jenkins Best to arrange a site visit.

Terms

Freehold available - with vacant possession.



Viewing & Further Information



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