



TO LET

Unit 16, Avondale Industrial Estate,
Cwmbran, NP44 1UD

Trade / Warehouse Unit To Let - Available Q2 2026

- Established industrial, distribution and trade location
- 5 miles north of Newport, Easy access to the M4 motorway
- Close proximity to Cwmbran Town Centre with excellent road links
- 2 no, RSD (1 to front, 1 to rear)
- New LEDs to be installed
- EPC rating C
- Suitable for a variety of uses
- 9 dedicated parking spaces to front of unit



Size

11,087 sq ft (1,030.02 sq m)

Rent

Rent on application

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



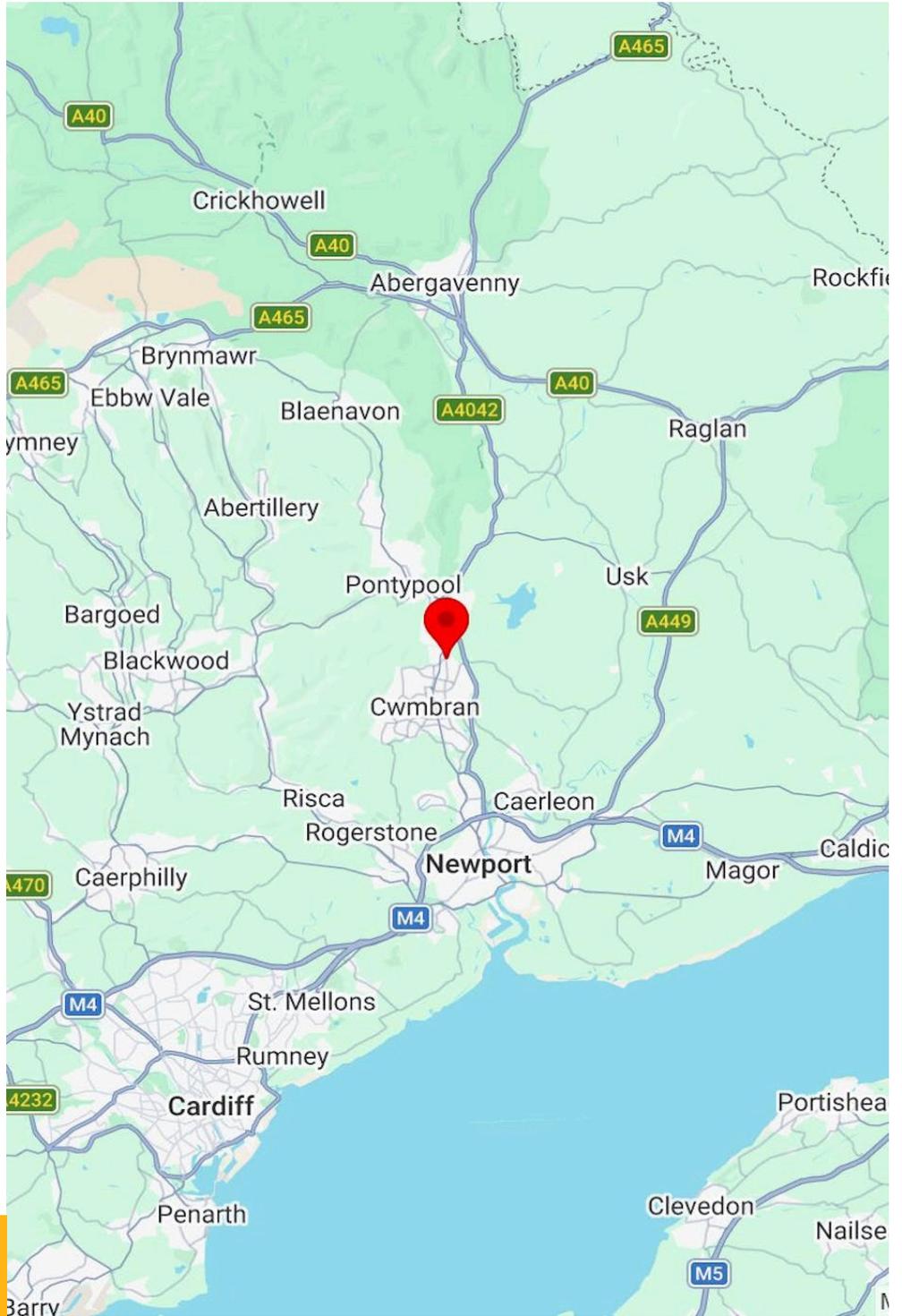
Cities

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 trade / warehouse unit located on a popular estate.

The unit comprises warehouse and WC facilities.

- Well located high quality industrial/warehouse unit
- Steel portal frame
- Open plan warehouse / production area
- Minimum eaves: 4.8m
- Maximum eaves: 6.5m
- 2 level access roller shutter door:
- Front: 4m w x 4.5m h
- Rear: 4m w x 4m h (electric)
- Separate pedestrian door
- WC
- LED lighting to be installed
- External parking - 9 dedicated spaces to front
- Generous forecourt areas (to front & rear of unit)
- 2 entrance points to estate

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
16	11,087	1,030
TOTAL	11,087	1,030

Specification



EPC: C (64)



Lighting Type: LED



Car Parking



Maximum clear internal height (m): 6.5



Loading Doors (Surface level): 2



Kitchenette



Minimum clear internal height (m): 4.8





Unit 16, Avondale Industrial Estate,
Cwmbran, NP44 1UD



Sat Nav. NP44 1UD



///agent.label.charmingly



whol3words

Sat Nav. NP44 1UD

///agent.label.charmingly



what3words



Viewings

Please contact Jenkins Best 02920 340033

Terms

Unit 16 is available by way of a new Full Repairing and Insuring Lease for a Term of years to be agreed.

Rent

payable monthly in advance.

Lease Terms

New Lease Term of years to be agreed.

Business rates

Rateable Value: £52,500

Rates Payable: £29,820 per annum Based on 2026 Valuation

Service charge

£7,834 per annum Budget Year End Sept 2026

Insurance

£2,014.47 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 (64)

VAT

Applicable

Availability

Available Immediately. Rent payable monthly in advance

Contact

Craig Jones

07867 393494

craig@jenkinsbest.com

Tom Rees

07557 161491

tom@jenkinsbest.com

Amelia Nicholas

07703 975 677

amelia@jenkinsbest.com

Henry Best

07738 960012

henry@jenkinsbest.com

7 Ty-Nant Court, Morganstown,
Cardiff, CF15 8LW, UK

029 2034 0033

jenkinsbest.com

**Jenkins
Best**
jenkinsbest.com



Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.

All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The vendor/lessor does not make or give and neither Jenkins Best nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.

All terms quoted exclusive of VAT unless otherwise stated.

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.