



TO LET

Unit 43, Llantarnam Industrial Park,
Cwmbran, **NP44 3AW**

Prominent Trade/Industrial Unit

- Prominent frontage visible from A4021
- Minimum eaves height 3.6 metres
Maximum eaves height 5.81 m
- Single level roller shutter door, width 3.6m x height 3.5m
- Established trade/distribution location
- 3 miles from M4 Motorway- Jct 26
- End of Terrace
- Generous forecourt loading
- Front and rear pedestrian access/parking



Size

3,008 sq ft (279.45 sq m)

Rent

£19,500 per annum payable quarterly
in advance

Location

Llantarnam Park is located 4 km (2.5 miles) south of Cwmbran Town Centre and 3.9 km (2.4 miles) from Junction 26 of the M4 Motorway. The Park is an established mixed use location home to a variety of business occupiers including STG Aerospace, Zodiac Aerospace and Gwent Police.

The 4 Star Parkway Hotel is situated at the entrance to the Park providing conference and leisure facilities. Other nearby occupiers include Screwfix, Toolstation, Malvern Tyres and Greggs.

Cwmbran 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.

Connectivity

Road

M4 J.26	2.4 miles
A4051	0.1 miles



Train Stations

Cwmbran	2.4 miles
Cardiff Central	17 miles



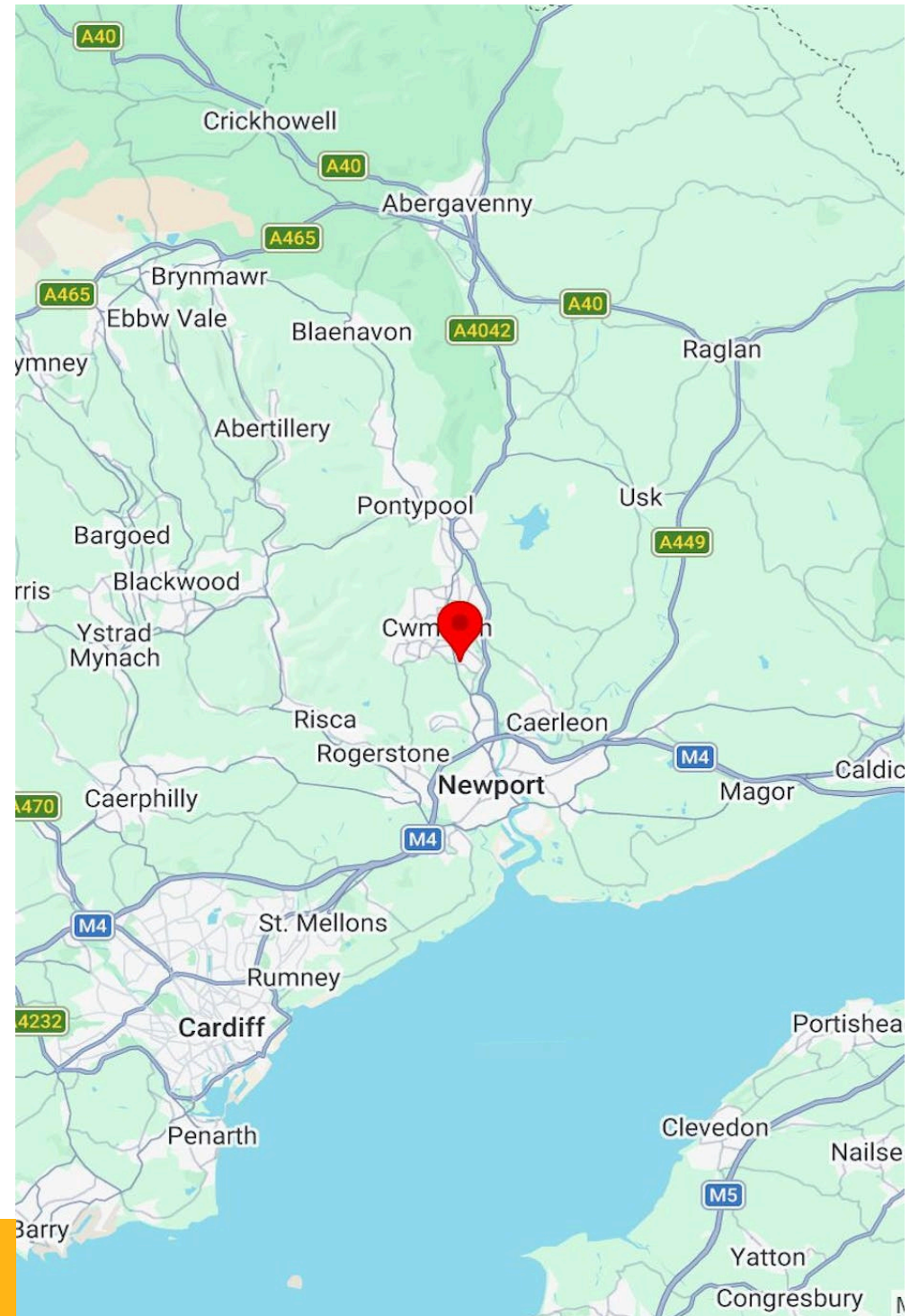
Airports

Cardiff Airport	28 miles
Bristol Airport	37 miles



Water

Port of Newport	6 miles
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Description

Prominent Trade/Warehouse unit, highly visible from A4021.

Steel portal frame construction with blockwork / brickwork and profile sheet clad elevations, under a pitched roof.

- Well located warehouse - close proximity to M4 Motorway
- LED lighting
- Minimum eaves height 3.6 metres Maximum eaves height 5.81 m
- Single level electric roller shutter door, width 3.6 m, height 3.5 m
- 24 hour access
- Established distribution location -4 miles from M4 Motorway (J.25)

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
43	3,008	279
TOTAL	3,008	279

Specification



EPC: C (66)



Minimum clear internal height (m): 3.6



Kitchen



Car Parking



Loading Doors (Surface level): 1



Maximum clear internal height (m): 5.8



Showers



Unit 43, Llantarnam Industrial Park,
Cwmbran, NP44 3AW



Sat Nav. NP44 3AW



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what3words

Terms

Available by way of a new full repairing and insuring Lease for a term of years to be agreed.

Rent

£19,500 per annum payable quarterly in advance

Lease Terms

Sublease Term of years to be agreed

Business rates

Rates Payable: To be re-assessed

Service charge

£2,071.44 per annum

Insurance

£300.06 per annum

Legal Costs

Each party to bear their own costs

EPC

C (66)

VAT

Applicable

Availability

Available Immediately

Contact

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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.