

FOR SALE / TO LET

Production / Warehouse Unit with Gantry Cranes.

129,750 sq ft (12,054 sq m)

Avondale Road, Cwmbran, NP44 1XY.

Location.

The property is situated fronting Avondale Road with secondary access from Avondale Way. The estate is to the north of Cwmbran Town Centre and is accessed via Pontrhydyrun Road and the A4061 Cwmbran Drive.

Junction 25a and 26 of the M4 motorway are approximately four miles to the south and provide direct links to Cardiff in the west and Newport to the east.

For further images of the surrounding area please use the following link - <http://www.avondaleway.uk>

Description.

Unit A

Semi-detached steel framed warehouse comprising central support pillars, steel cladding, profiled steel roof cladding and 10% roof lighting.

- Minimum height of 4.9m
- Covered loading area
- Car parking / loading area to the front elevation

Unit B

Semi-detached steel portal framed high bay warehouse comprising profiled steel cladding, profiled steel insulated roof cladding and 10% roof lighting.

- Minimum height of 7.2m
- Four gantry cranes (2 x 25 tonne and 2 x 8 tonne)
- Four level access loading doors
- Three storey office / ancillary accommodation that offers a mix of open plan and cellular space with suspended ceilings, LED Lighting and perimeter trunking
- Dedicated marked car parking spaces and pedestrian access to the front elevation

Unit C

Detached steel frame building with a truss roof of varying pitches, single skins profiled steel roof with 10% roof lighting.

- Minimum height of 5.1m
- Two storey offices
- Two gantry cranes with 3.2 tonne capacity



Accommodation.

Description	sq m	(sq ft)
Building A		
Warehouse	2,504	(26,953)
Office	185	(1,987)
Two Storey Ancillary	479	(5,160)
Sub Total	3,167	(34,099)
Covered / Link Area		
Covered area	229	(2,463)
Link area	302	(3,249)
Sub Total	531	(5,712)
Building B		
Warehouse	3,516	(37,845)
Three Storey Office	838	(9,019)
Sub Total	4,354	(46,863)
Building C		
Warehouse	3,190	(34,332)
Offices	271	(2,921)
Canopy	405	(4,361)
Sub Total	3,866	(41,614)
Stores		
Stores	136	(1,461)
Sub Total	136	(1,461)
Total	12,054	(129,750)

On a site of 5.02 acres.



The Site.

The property occupies a site that measures approximately 5 acres.

There are two separate access points from Avondale Road and Avondale Way which allow the site to be split if required.

Services.

The property benefits from all main services including 350KVA power.

We are advised that there is a local transformer on site that has capacity to upgrade to 3.5 MVA subject to agreeing the necessary connection with the relevant utility operator.

Interested parties are advised to make their own enquiries.

Tenure.

Freehold.

Title Number CYM29895

Tenancy.

A section of Unit B is let to Lewis Engineering Contractors Limited on the following terms:

Rent - £15,520 per annum

Term – 2 years

Start – 1 Aug 2020

Break – 31 July 2021 (mutual)

Outside the Landlord & Tenant Act 1954

Terms.

The property is available For Sale with Vacant Possession (subject to the Tenancy mentioned above).

Alternatively a new lease may be considered.

Please contact the marketing agent for quoting terms.



VAT.

VAT will be payable on the purchase price.

Rights of Way.

The owner to the southern boundary has a Right of Access over the subject site. More details available on request.

Planning.

The property currently benefits from consent for Manufacturing (B2) with ancillary offices and storage and distribution facilities.

Other employment uses may be considered subject to planning.

Interested parties are advised to make investigations directly with the Local Authority.

EPC.

Energy Performance Certificate Asset Ratings:

Unit	Rating
Unit A	D(97)
Unit B	C(74)
Unit C	C(54)

Rateable Value.

Warehouse: £162,000

Offices: £17,000

(2017 List)

AML.

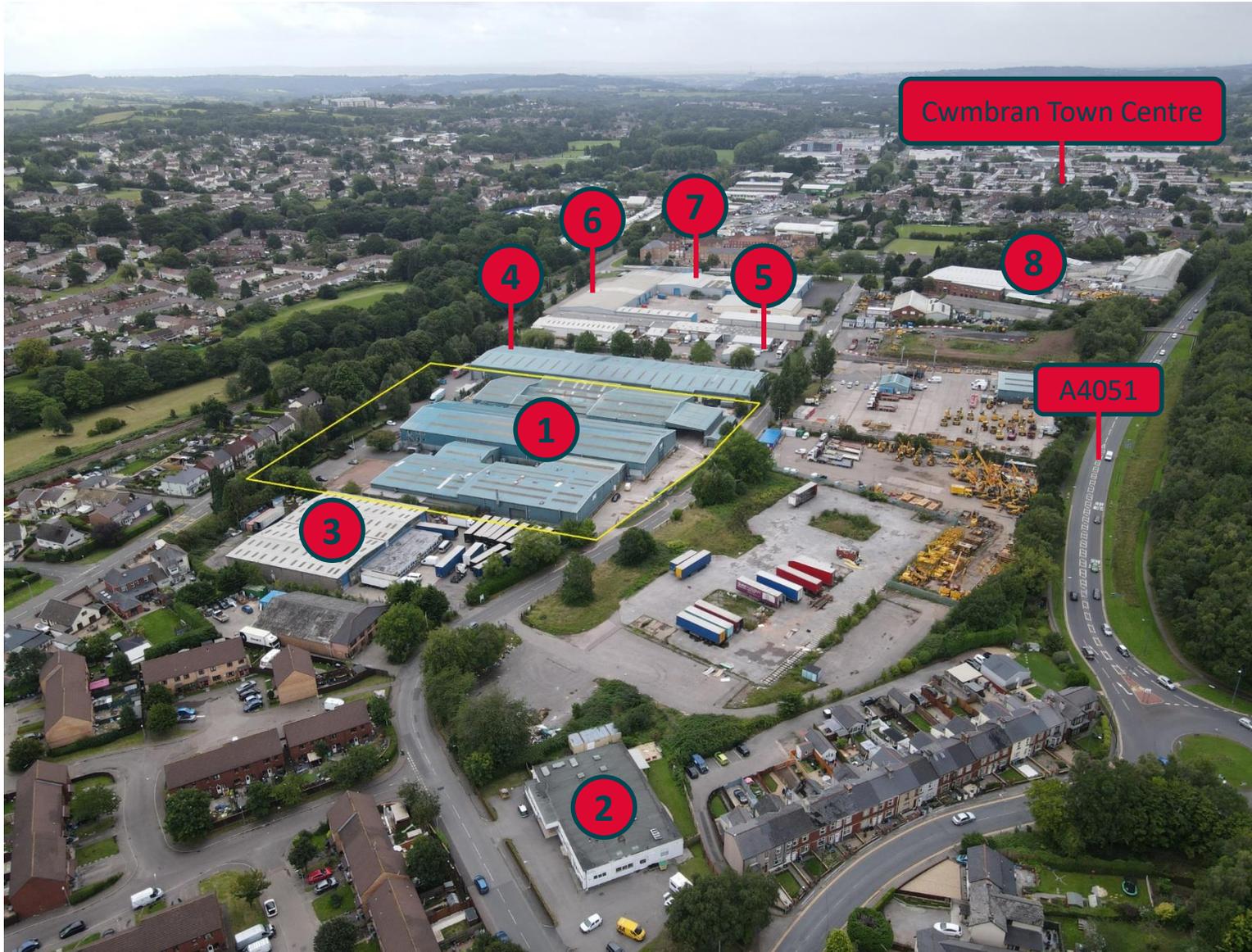
A successful bidder will be required to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.



Example of office specification



Board Room



- 1 FOR SALE
- 2 Scope
- 3 Intershell Group
- 4 Giles Davies Ltd
- 5 Davies Timber Merchants
- 6 Wolseley
- 7 Avondale Industrial Estate
- 8 Avondale Business Park

For further images of the surrounding area please use the following link - <http://www.avondaleway.uk>

Contact.

For further information, or to arrange a viewing, please contact the sole agents:



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SEPTEMBER 2020 - SUBJECT TO CONTRACT

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Particulars dated September 2020. Photographs dated August 2020.

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