



GWENT HOUSE, GWENT SQUARE, CWMBRAN, NP44 1PL

Good Quality Office Accommodation

220.99 sq m (2,372 sq ft) to 3,134.34 sq m (33,738 sq ft)

Located in Cwmbran Town Centre

Disabled Access and Lifts

Free All Day Parking

Flexible Lease Terms



LOCATION

Cwmbran is a busy town located in South East Wales, approximately 5 miles from Newport and 18 miles from Cardiff. The town has a population of around 50,000 and has good road communications, being located 4 miles from junction 26 of the M4. The town also has good rail links.

The property is located within Cwmbran shopping centre which provides approximately 170 retail units, including occupiers such as Asda, House of Fraser, Marks & Spencer and many more. The centre attracts a footfall in excess of 14 million per annum.

Gwent House occupies a prominent position fronting Gwent Square, in the very heart of the town centre.

DESCRIPTION

Gwent House provides retail accommodation at ground floor with offices above. The offices are largely open plan with the benefit of good natural light, suspended ceilings with recessed lighting, central heating, perimeter trunking and carpeting. Shared WC's are located on the communal landing with disabled WC's provided on the ground floor. 4 lifts serve the building.

ACCOMMODATION

2 nd Floor (South)	220.99 sq m	(2,379 sq ft)
3 rd Floor (South)	220.36 sq m	(2,372 sq ft)
4 th Floor (whole)	899.76 sq m	(9,685 sq ft)
5 th Floor (whole)	898.92 sq m	(9,676 sq ft)
6 th Floor (whole)	894.28 sq m	(9,626 sq ft)

Offices are available individually or in any combination to suit requirements.

Cwmbran Shopping Centre provides in excess of 3,000 free car parking spaces. Long stay (all day) parking is available in a number of the car parks and is available to office tenants.

PLANNING

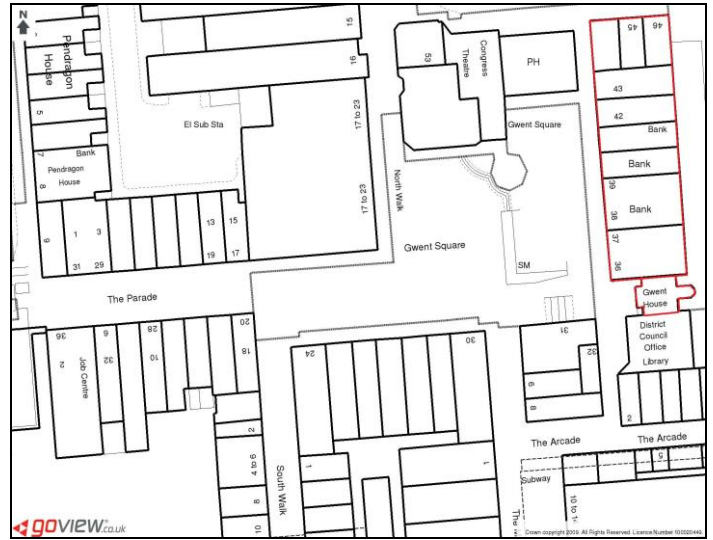
We understand that the property benefits from planning consent for office use.

LOCAL AUTHORITY

Torfaen Council:
Tel: 01495 762200

RATING ASSESSMENT

Rates will depend on which office or combination of offices are taken. Further information, including each rateable value is available on request.



Plans are provided for identification purposes only and are not to be relied upon for any other purpose.

ENERGY PERFORMANCE CERTIFICATES

Available upon request.

TENURE

New full repairing and insuring leases are available at a quoting rent of £10 per sq ft. Service charge will be payable.

VIEWING

Should you require further information or wish to arrange a viewing, please contact:-

DAN SMITH
01633 740 740
dan@m4pc.co.uk

KELLY BINNIE
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Merlin House, Langstone Business Park, Newport, NP18 2HJ

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