

TO LET

Unit 3, Towngate Industrial Park, Cwmbran, Torfaen, NP44 7EZ

Modern End Of Terrace Workshop/Storage Unit



- Unit Of 3,369 Sq.Ft. (313 Sq.M.)
- Popular Location Close Town Centre
- Good Road Connections To Cwmbran Drive, A4042, Newport & M4 Motorway

Location (NP44 7HF)

Towngate Industrial Park comprises a modern industrial development situated in a popular commercial location.

It is to the south of Cwmbran town centre and approximately 1 mile from Cwmbran Drive which links the town to the A4051, A4042, Newport and the M4.

Other commercial occupiers in the immediate vicinity include Festive Productions facility, Genesis Storage, Welsh Ambulance Service, and Allmake Rollers.



Description

The property comprises a modern 'L-shaped' end of terrace unit benefitting from the following:

- steel portal frame construction;
- block work/steel clad elevations;
- pitched roof inc. translucent roof panels;
- minimum eaves height of c.15ft;
- vehicular access via roller shutter door;
- concrete slab floor;
- high level sodium lighting.

Accommodation (GIA)

	Sq.M.	Sq.Ft.
Main Warehouse)	313	3,369

Loading/Car Parking

Forecourt area with c. 4 car parking spaces.

SUBJECT TO CONTRACT

Services

Mains electricity, water, and drainage are connected to the property.

Energy Performance Certificate (EPC)

To be assessed.

Rateable Value

The Rateable Value (2017) is £11,250.

Tenure

The property is immediately available on a new lease for a term to be agreed.

Asking Rent

We are currently inviting rental offers in the region of £20,000 pa.

VAT

All figures quoted are exclusive of VAT.

Business Support

For further information please contact:
Welsh Assembly Government (Flexible Support for Business) on **03000 60 3000**

Torfaen County Borough Council on **01495 762 200** or calltorfaen@torfaen.gov.uk

Business Support on 01633 648644
Email: info@southwalesbusiness.co.uk

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

Viewing

For further information or to arrange an inspection please contact the sole letting agents:



Haydn Thomas
07970 052 834

ht@hutchings-thomas.co.uk



Michael Bruce MRICS
07920 144 603

michael@dlpsurveyors.co.uk

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