

To Let

Industrial Property

Light Industrial Unit

Unit 3 Towngate Industrial Estate, Ty Coch, Cwmbran, Torfaen NP44 7EZ



- 3,469 Sq Ft (322 Sq M)
- Established industrial location
- Modern industrial unit

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Location



The property is situated on Towngate Industrial Estate, a modern industrial development accessed from Ty Coch Way in close proximity to Cwmbran Town Centre. Road communications are via the A4042 roadway which gives access to the M4 and Newport to the south.

Description

The property comprises a modern end terrace unit of steel portal frame construction with lower elevations of cavity brick / block work with insulated profile steel cladding to the upper elevations and translucent roof lights.

Internally, the unit has wc connections and all mains services. The property has an insulated up and over access door.

Pedestrian access is gained via a double UPVc access door at the front of the building into the main production area which has a concrete floor.

- Sodium lighting
- Eaves height of 4.9m

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (5th Edition)

Floor Area	Sq Ft	Sq M
Ground Floor	3,469	322

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

The current UBR for Wales is 0.526 pence in the pound.

Interested parties are invited to make their own enquiries of the Business Rates Department.

Terms

Rental offers invited in the sum of £17,500 per annum.

Tenure

Leasehold.

EPC

The property has an EPC rating of C70.

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

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August 2019

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