



SOUTH WING, 6TH FLOOR, GWENT HOUSE, GWENT SQUARE, CWMBRAN, NP44 1PL

Sixth Floor Office Accommodation

216.74 sq m (2,333 sq ft)

Located in Cwmbran Town Centre

Disabled Access and Lifts

Free All Day Parking Near By

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, WH Smith, 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

The offices are to be refurbished prior to any tenant taking occupation. Once these works are complete, the offices will provide open plan accommodation with the benefit of good natural light, suspended ceilings with recessed lighting, central heating, perimeter trunking and carpeting. The accommodation benefits from it's own kitchen facility. Shared WC's are located on the communal landing with disabled WC's provided on the ground floor.

ACCOMMODATION

Offices 216.74 sq m (2,333 sq ft)

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

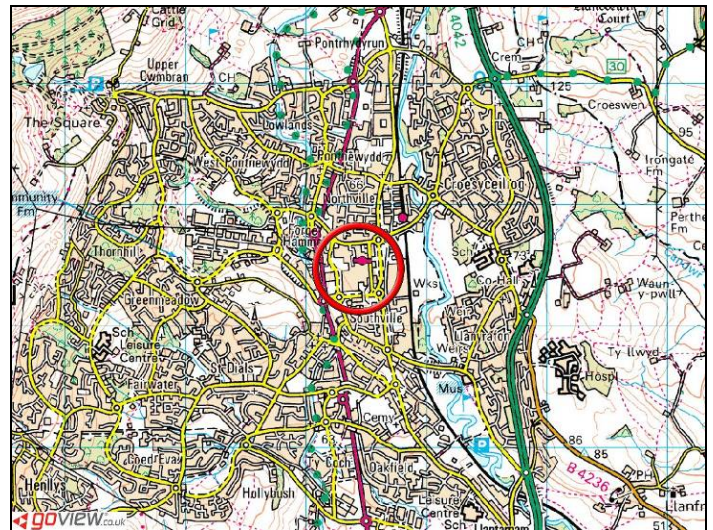
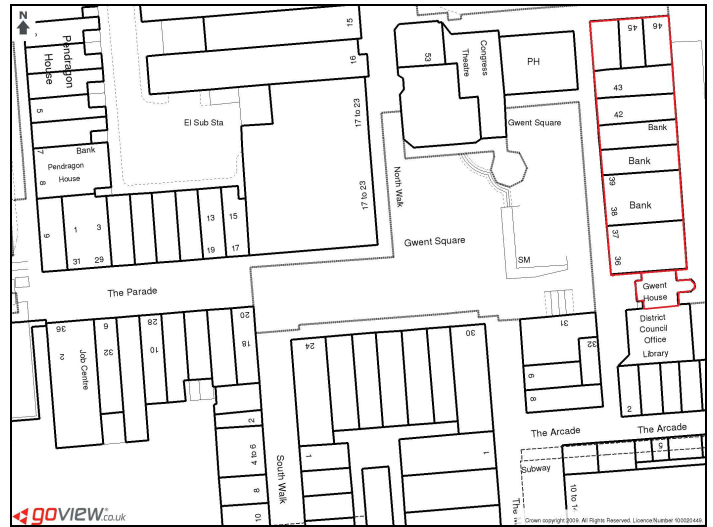
We have made verbal enquiries of the local authority and understand the following:-

RATEABLE VALUE: £16,250
RATES PAYABLE (2012/13): £7,345

However, we recommend interested parties make their own enquiries to the local authority.

LEGAL COSTS

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



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

TENURE

The property is available by way of a new lease direct with the landlord. We are quoting a rent of £23,330 per annum, exclusive.

VIEWING

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

DAN SMITH

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dan@m4pc.co.uk



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

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