



## POWYS HOUSE, CWMBRAN, NP44 1PB

First and Second Floor Office Accommodation

Located in Cwmbran Shopping Centre

Office space from 150 ft<sup>2</sup> to 1,500 ft<sup>2</sup> Available

Free All-Day Parking Nearby

Lift Access

Price on Application



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 with the train station in walking distance of the town centre.

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.

### DESCRIPTION

Powys House provides retail accommodation at ground floor with offices above. The accommodation is divided into two inter-connecting offices. Each of these benefit from good natural light, suspended ceilings with recessed lighting, central heating, wall mounted power and data sockets and carpeting. Shared WC's and kitchen facility are provided in the communal parts.

## ACCOMMODATION

Offices	14-140 sq m	(150-1,500 sq ft)
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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 further information is available on request: -

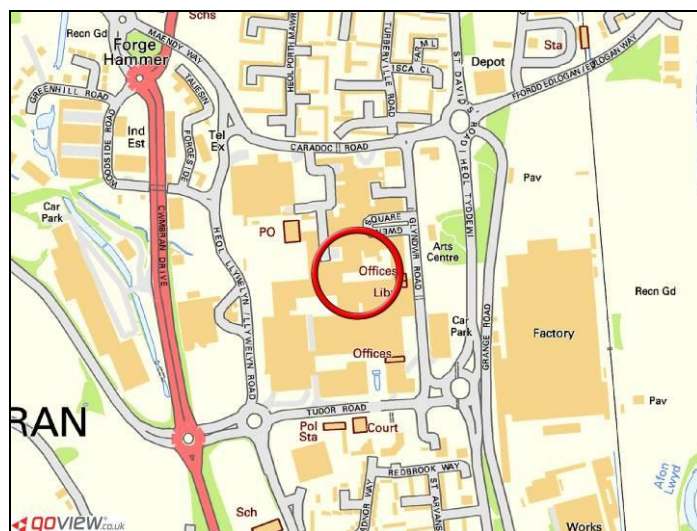
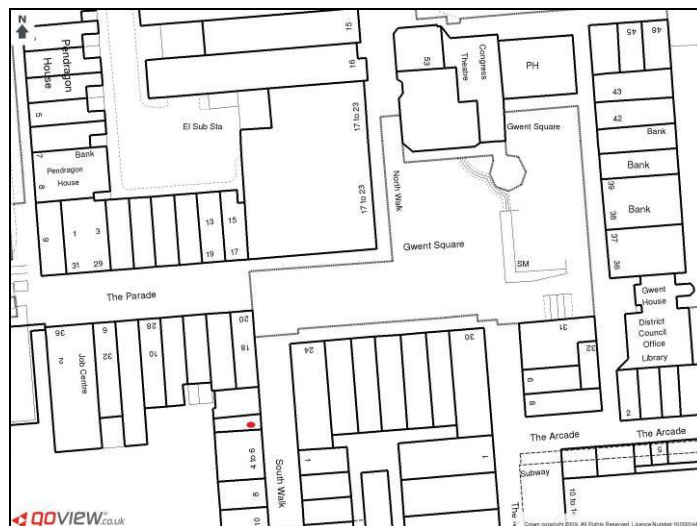
**RATEABLE VALUE:** Dependent on unit size

**RATES PAYABLE (2018/19):** Dependent on unit size

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 accommodation is available by way of a new lease direct with the landlord. Quoting rent available on application.

A service charge will also apply. Further details are also available upon request.

## VIEWING

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

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01633 740 740  
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**KELLY BINNIE**  
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