



## UNIT 40, COURT ROAD INDUSTRIAL ESTATE, CWMBRAN, NP44 3AS

Industrial Unit / Warehouse To Let

Established Industrial Location

Good Transport Links

Ready for Immediate Occupation

Approximately 273.99 sq m (2,949 sq ft)

Quoting £15,000 pa exclusive



## 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 on Court Road Industrial Estate, in close proximity to the town centre and all the amenities it offers.

The estate is home to a range of industrial and trade counter style operators including Compressor systems, MG Carpets, Swalec, Johnson Paints, Welsh Ambulance Service and many more.

## DESCRIPTION

The property provides an industrial / warehouse unit, of steel portal frame construction with blockwork / brickwork and profile sheet clad elevations, under a mono pitched roof.

The unit provides open plan warehouse accommodation, accessed via a single roller shutter door measuring 3.7m in height by 3.6m in width. The warehouse benefits from 3 phase electricity, a concrete floor, a minimum eaves height of 3.7 meters.

The unit also benefits from 2 offices, benefiting from carpeted floors, wall mounted power, data sockets, strip lighting. Staff facilities including W/C's and kitchenette are also provided.

Externally the property benefits from loading and parking areas to the front of the unit.

## ACCOMMODATION

Warehouse/Office/WC's 273.99 sq m (2,949 sq ft)

## PLANNING

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

## LOCAL AUTHORITY

**Torfaen Council:**

Tel: 01495 762200

## RATING ASSESSMENT

RATEABLE VALUE: £12,799

RATES PAYABLE: (2018/19) £6,579\*

\* Some occupiers may qualify for 'small business relief' which will provide a discount on this figure. Interested parties should contact the business rates department at Newport Council for more information.



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 on flexible terms. The quoting rent is £15,000 per annum, exclusive.

## 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

01633 740 740  
kelly@m4pc.co.uk