



UNIT 16, COURT ROAD INDUSTRIAL ESTATE, CWMBRAN, NP44 3AS

Industrial Unit / Warehouse to Let

Established Industrial Location

Substantial mezzanine floor installed

Good Transport Links

Approximately 139.35 sq m (1,500 sq ft)

Quoting £10,000 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 MG Carpets, SSE, Johnson Paints, Robert Price Builders merchants 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 3m in height by 3m in width. The warehouse benefits from a concrete floor, wall mounted power points and a minimum eaves height of 3.1m. However, a mezzanine floor is fitted providing additional storage space upstairs but restricting the height of the ground floor.

The unit provides office accommodation at the front of the unit that has carpet flooring, wall mounted power and data points and security bars and blinds on the windows. WC and kitchen facilities are also provided.

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

ACCOMMODATION

Warehouse/Office/WC's 139.35 sq m (1,500 sq ft)

PLANNING

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

LOCAL AUTHORITY

Torfaen Council:

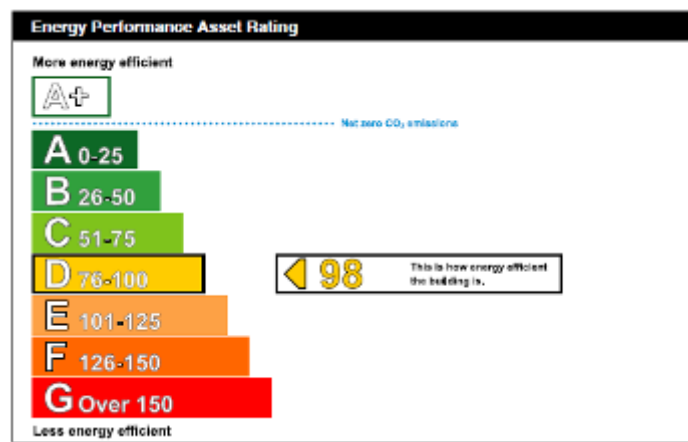
Tel: 01495 762200

RATING ASSESSMENT

RATEABLE VALUE: £9,300

RATES PAYABLE: (2018/19) £4,780*

* 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 Torfaen County 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 £10,000 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