

FOR SALE / TO LET



5 Brecon Court, William Brown
Close, Llantarnam Park, Cwmbran,
NP44 3AB

- Modern high quality self-contained office building
- Passenger lift
- Approximately 646.24 sq. m (6,956 sq. ft.)
- Allocated car parking for 24 cars
- Potential to sub-divide into two separate suites
- Available for sale or to let

Guide Price £700,000 - £750,000 or £10.00 / sq. ft

www.nplinnells.co.uk



LOCATION

The property is situated on William Brown Close on Llantarnam Business Park, within an established office location.

Llantarnam Business Park is situated to the south-east of Cwmbran town centre and close to the A4042 roadway and the M4 Motorway.

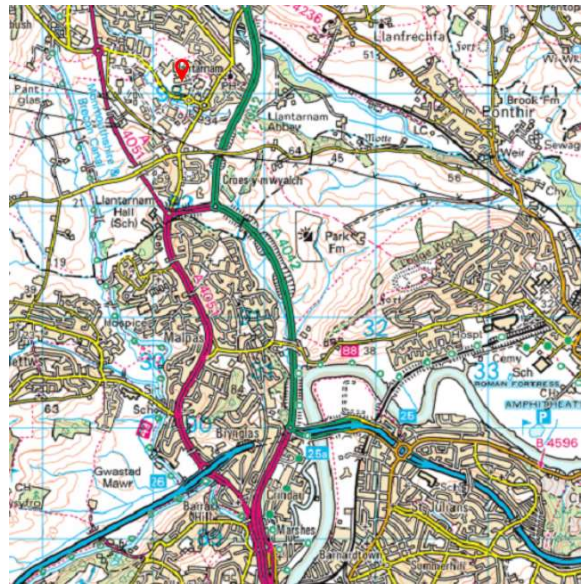
DESCRIPTION

The property comprises a 2-storey modern office building.

Internally, the property provides open plan office accommodation together with toilets and kitchen facilities. There is a passenger lift providing access from a ground floor reception area.

There is potential to subdivide the two floors into separate office suites.

There is car parking to the front elevation for 24 vehicles.



ACCOMMODATION

The property comprises the following approximate Net Internal Floor areas:

Ground Floor	322.71 sq. m	3,473 sq. ft
First Floor	323.53 sq. m	3,483 sq. ft
TOTAL NIA	646.24 SQ. M	6,956 SQ. FT

TENURE

Freehold with vacant possession. Alternatively, a new lease of either the whole or a single floor will be considered.

PRICE / RENT

Guide Price £700,000 - £750,000.
£10.00 per sq. ft exclusive.

LOCAL AUTHORITY

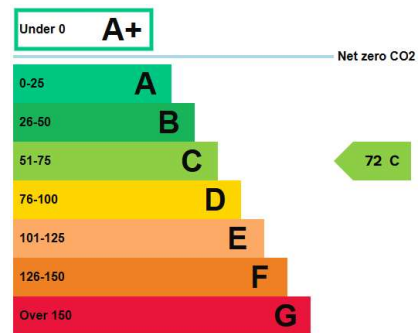
Torfaen County Borough Council. www.torfaen.gov.uk

RATING ASSESSMENT

We are informed of the following information:

Description	Rateable Value
Office & Premises	£61,000

ENERGY PERFORMANCE CERTIFICATE



LEGAL COSTS

Each party will be responsible for their own legal and professional costs incurred in the transaction.

FURTHER INFORMATION

Please view our website or Zoopla for more photographs and specific information relating to the property.

Alternatively, please contact:

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