

TO LET



3b & 4b Brecon Court, William Brown Close, Llantarnam Park, Cwmbran, NP44 3AB

- High quality ground floor office accommodation with parking.
- Recently refurbished.
- From approximately 147.06 sq. m to 294.12 sq. m (3,166 sq. ft.).

From £19,000 per annum.
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 ground floor open plan office accommodation together with toilets and kitchen facilities.

There is car parking to the front elevation.

ACCOMMODATION

The property comprises the following approximate Net Internal Floor areas:

Suite	SQ. M	SQ. FT
3b	147.06	1,583
4b	147.06	1,583
TOTAL NIA	294.12	3,166

TENURE

The property is available on a new lease for a term to be agreed. Lettings of part will be considered.

RENT

From £19,000 per annum exclusive.

SERVICE CHARGE

A service charge is levied for items of common expenditure. Further details can be made available.

LOCAL AUTHORITY

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



RATING ASSESSMENT

We are informed of the following information:

Description	Rateable Value
Office & Premises	£27,500

Interested parties are advised to make their own enquiries with the local rating authority. Small business rates relief may be available.

ENERGY PERFORMANCE CERTIFICATE

D-77.

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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