



## 5 BRECON COURT, CWMBRAN, NP44 3AB

Two Storey Office Accommodation to Let / For Sale

May Suit Owner Occupier / Tenant / Investor

24 Car Parking Spaces

Cwmbran's Premier Business Park Location

Suites from 3,901 sq ft (362.44sq m) to 7,844 sq Ft (728.71sq m)

Quoting from £40,000 Per Annum, Exclusive



## LOCATION

Cwmbran is a busy town located in South 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 25a / 26 of the M4.

The property is located on the well respected Llantarnam Business Park in Cwmbran, providing a mixture of offices and industrial buildings. Occupiers in the immediate area are largely offices users including Bron Afon Housing Association, Welsh Ambulance Trust and many more.

## DESCRIPTION

The property is a two storey building providing a mixture of open plan and partitioned offices on both the ground and first floor.

The building benefits from an 8 person passenger lift, Cat II lighting, suspended ceilings and a solid floor. There is a mixture of perimeter trunking and power and data outputs on rising poles. Comfort cooling is provided.

Male, female and disabled WC's are available as well as a shower facility. Kitchen areas can be provided on each floor if required.

Externally 24 Car parking spaces are provided

## ACCOMMODATION

Ground Floor	362.44 sq m	(3,901 sq ft)
First Floor	366.27 sq m	(3,943 sq ft)
Total:	728.71 sq m	(7,844 sq ft)

## PLANNING

We understand that the property benefits from planning consent for office use. However, we recommend that interested parties make their own enquiries to the local authority.

## LOCAL AUTHORITY

**Torfaen Council:**  
Tel: 01495 762200

## RATING ASSESSMENT

RATEABLE VALUE:	£61,000
RATES PAYABLE:	£32,635

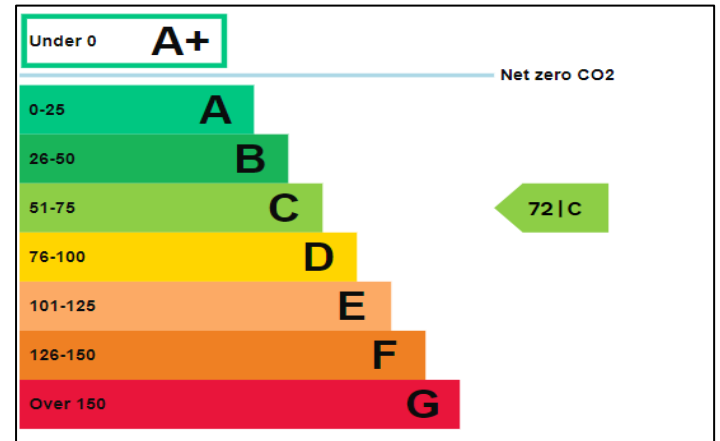
## SERVICE CHARGE

A service charge may be payable by tenants for maintenance of the common parts and shared services if the building is split. Further details are available on request.



Plans are provided for identification purposes only and are not to be relied upon for any other purpose.

## ENERGY PERFORMANCE CERTIFICATE



## TENURE

The office suite is available to let by way of a new lease direct with the landlord as a whole or on a floor by floor basis. We are quoting £40,000 per annum, exclusive per floor.

Alternatively, a sale of the building will also be considered. Quoting price is £700,000.

## VIEWING

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

**DAN SMITH**  
07889 178995  
dan@m4pc.co.uk

**CLAIRE BIGNELL**  
07548 558793  
claire@m4pc.co.uk



01633 740 740

m4pc.co.uk

11 Park Square, Newport NP20 4EL

M4 Property Consultants (M4PC) (and their joint agents where applicable) for themselves and for the vendors and/or the lessor of this property for whom they act, give notice that: i) These particulars do not constitute, nor constitute any part of, an offer or contract. ii) None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. iii) Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. iv) M4PC will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. vi) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Subject to contract

M793 Ravensworth 01670 713330