



Unit 15, Avondale Industrial Estate, Cwmbran, NP44 1UG

Trade counter / warehouse unit with roadside prominence located in the town of Cwmbran.

Summary

Tenure	To Let
Available Size	4,700 sq ft / 436.64 sq m
Rent	From £27,500 per annum
Service Charge	£3,369.09 per sq ft
Rates Payable	£15,336 per annum
Rateable Value	£27,000
EPC Rating	B (50)

Key Points

- Front trade counter with parking
- Single electric roller shutter door
- Gas central heating
- Rear loading / access
- Min. eaves 4.85 metres, max. 6.38 metres

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Rent	From £27,500 per annum
Rates Payable	£15,336 per annum
Rateable Value	£27,000
Service Charge	£3,369.09 per sq ft
Estate Charge	£770.71 per annum Building Insurance Premium Year Ending June 2025
EPC Rating	B (50)

Description

The property comprises of a mid-terraced modern well located trade counter / warehouse unit benefitting from roadside prominence and rear loading / access.

The accommodation comprises trade counter with managers office, and warehouse with w.c, kitchen, and storage facilities. Externally the property benefits from dedicated customer parking to the front.

Location

Cwmbran is a well-established business location about 5 miles north of Newport, 17 miles east of Cardiff and is the principal town within the unitary authority of Torfaen County Borough Council. The population of Cwmbran itself is approximately 46,915 (2011 Census) and is the sixth largest urban area in Wales. There are approximately 220,000 living within a 15 minute drive time.

Avondale Industrial Estate is situated to the north of Cwmbran town centre with frontage to Avondale Road. There is good access to the M4 motorway via the A4051 or A4042 dual carriageway linking to junctions 26 and 25a respectively.

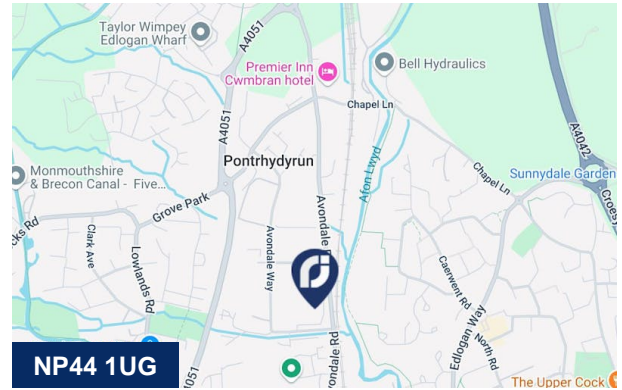
Accommodation

The accommodation comprises the following areas:

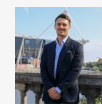
Name	sq ft	sq m	Availability
Ground - Trade Counter	2,200	204.39	Available
Ground - Warehouse	2,500	232.26	Available
Total	4,700	436.65	

Terms

Unit 15 is available by way of a sub-lease or assignment of our client's residual leasehold interest up until 19th April 2027. Further details are available on request. Alternatively, a longer-term lease may be available by way of direct negotiation with the landlord.



Viewing & Further Information



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