

OFFICE TO LET / FOR SALE

# Unit 5, Brecon Court

Cwmbran, NP44 3AB



## Key Highlights

- 7,043 sq ft (may split floor by floor)
- Heating/Cooling
- Passenger Lift
- Carpeted Floors
- Recessed Lighting
- Shower
- Male and Female WC's
- 24 Parking Spaces

2 Kingsway  
Cardiff  
Wales, CF10 3FD

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## DESCRIPTION

Unit 5 Brecon Court comprises a detached, 2 storey, self contained office building that provides a mix of open plan and cellular office accommodation. The property provides good quality office space and benefits from a specification which includes, suspended ceilings with recessed lighting, carpets throughout, perimeter trunking, heating/cooling, kitchen facilities, male, female and disabled WC's and a shower. There are 24 parking spaces allocated with the property.

## ACCOMMODATION

The accommodation comprises the following areas:

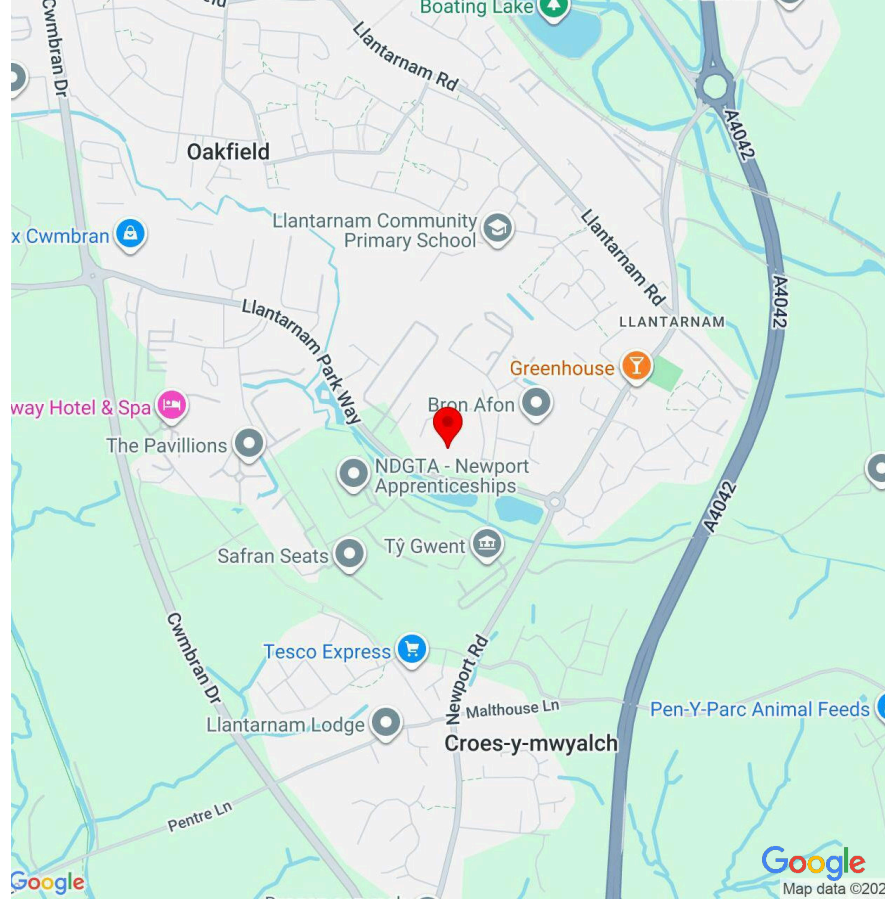
FLOOR AREA	SQ FT	SQ M
Ground	3,521	327
1st	3,522	327
<b>TOTAL</b>	<b>7,043</b>	<b>654</b>

## LOCATION

Unit 5 Brecon Court is situated on William Brown Close, off Llantarnam Parkway which runs through Llantarnam Park, providing good access to the A4042 with the M4, Newport, Abergavenny and Pontypool all within easy reach. Llantarnam Park is located approximately 3 miles north of junctions 25A and 26 of the M4 Motorway and just 1.5 miles south of Cwmbran town centre. Occupiers located on Llantarnam Park include Bron Afon Housing Association, Careers Wales and Zodiac Seats UK.

## SPECIFICATIONS

- Suspended ceilings
- Recessed lighting
- Carpets
- Perimeter trunking
- Heating/cooling
- Kitchen facilities
- Male, female and disabled WC's
- Shower



## **VIEWINGS**

Via Savills

## **TERMS**

The property is available for sale or to let. Further details on request.

## **BUSINESS RATES**

RV: £61,500 Rates Payable:  
£34,932 (26/27)

## **EPC**

C Rating

## **CONTACTS**

For further information  
please contact:

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