

alder king

PROPERTY CONSULTANTS

TO LET

Unit 4A Withey Court

Ty Coch Way, Cwmbran, Torfaen, NP44 7EZ

Industrial unit with offices – 2,994 sq ft (278.18 sq m) GIA



Location

Withey Court is strategically located just off Ty Coch Way, providing easy access to the Junctions 25A and 26 of the M4 Motorway, situated approximately 4 miles south. The estate lies 1 mile south of Cwmbran town centre, 5 miles north of Newport and 17 miles north-east of Cardiff.

The property is situated in an established industrial location and nearby occupiers include VME Distributors, Auto Spares Wales, CJT Mechanical Engineering Services, National Grid, Intacare and Hygiene Supplies Ltd.

Cwmbran Rail Station



<2 miles northeast

M4



3 miles southeast

Cwmbran

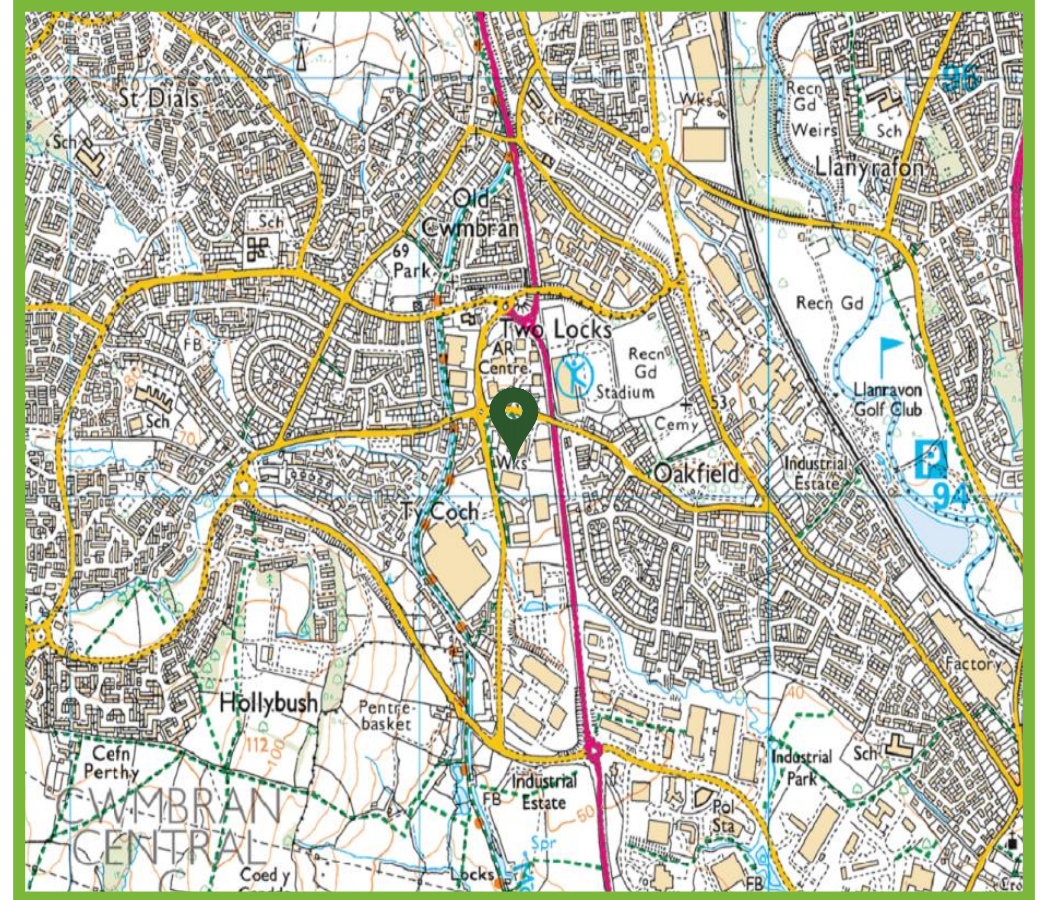


1 mile

Newport



5 miles



Accommodation

Description

Withey Court comprises a relatively modern single storey complex split into a number of warehousing / industrial units. The units are of steel portal frame construction with metal cladding and concrete flooring. Each unit has a roller shutter door and benefits from parking and loading areas externally.

Unit 4A also benefits from additional office accommodation with toilet, and kitchen facilities and has a maximum working height of 8 meters. New LED lighting has recently been installed.

Parking

Car parking is provided to the front of the unit.

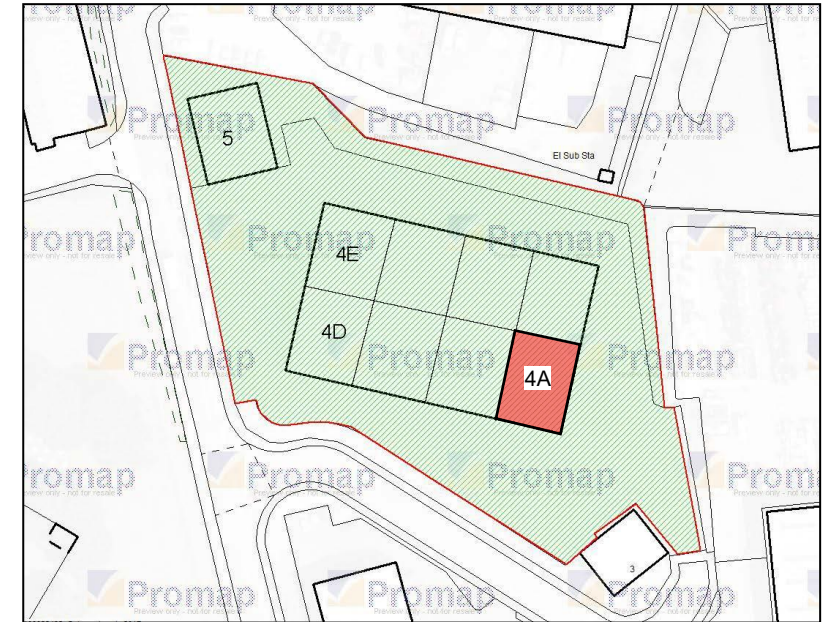
Service Charge

We understand that a service charge is to be paid by any future occupier for upkeep of the Estate. Latest figures to be provided upon request.

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Unit 4A	2,994	278.18



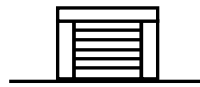
Industrial & Logistics



Office space



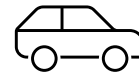
Roller shutter door



W/C facilities



Car Parking



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use, but any occupier should make their own enquiries to the Planning Department at Torfaen County Borough Council Tel: 01495 762200 or (<https://www.torfaen.gov.uk/en/PlanningAndDevelopment/Planning-Applications/Planning-Permission.aspx>)

Business Rates

Interested parties should make their own enquiries to Torfaen County Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment (www.voa.gov.uk)

Energy Performance Certificate

The Energy Performance Certificate (EPC) rating is D (97) and valid until July 2029. The full certificate and recommendations can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Tenure

The property is available on a new standard repairing lease with terms to be negotiated.

Rent

The property is offered to let for £19,000 per annum which equates to £6.35 per sq ft per annum.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: GD/101835 **Date:** September 2025 **Subject to Contract**



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
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PLANNING



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ASSET
RECOVERY

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

