

To Let



Grange Road, Cwmbran Torfaen, NP44 3XU

- Refurbished accommodation available
- Accommodation from 3,216 sq ft (298.7m²) – 20,851 sq ft (1,937.05 m²)
- On-site parking for approx. 36 vehicles
- Gas central heating
- Available Immediately

Location

The subject premises are located on Grange Road, Cwmbran. The premises are within close proximity to Cwmbran Town Centre and its excellent retail and service amenities.

Cwmbran itself is well positioned in regard to access to the M4 motorway, Cwmbran Drive A4051 and the A4042.

Description

The subject premises comprise of a detached office block. The accommodation comprises two blocks linked by a central entrance atrium. One section of the building is arranged over two levels, whilst the second section is over three levels. The property is a brick aluminium clad construction. The premises benefits from on-site parking. The premises is accessed by way of a central entrance atrium with internal staircase.

The three storey section of the building has a separate access to the southern end and to a lobby area with passenger lift (8 person) and staircase.

The two storey section is accessed by the central atrium, which also houses disabled WC facilities and kitchen.

The three storey section comprises of ground floor, which is currently utilised as workshops/laboratory space. The second floor is utilised as office and lecture rooms, and the third floor is utilised as an office accommodation, which has been sub-divided.

The ground floor of the two storey section is sub-divided into cellular offices whilst the first floor comprises of open-plan accommodation benefits from ceiling mounted air conditioning.

Accommodation

	sqft	m ²
Ground Floor	3156	326.6
1st Floor	3216	298.7
Ground Floor	4813	447.22
First Floor	4655	432.50
Second Floor	465	432.13
Total Sq Footage	20851	1937.15

Car Parking

36 on-site parking spaces

Tenure & Terms

Rent: We are quoting a rental of £8 per sq ft per annum exclusive, however, the rental level will depend on the area of the accommodation to be let etc. Further details will be available upon application.

Rateable Value

The property is currently rated in two sections as follow;

Three storey section - £73,500

Two storey section - £54,000

If the premises were let on a floor by floor basis then they would need to be reassessed by the valuation office .

Legal Costs

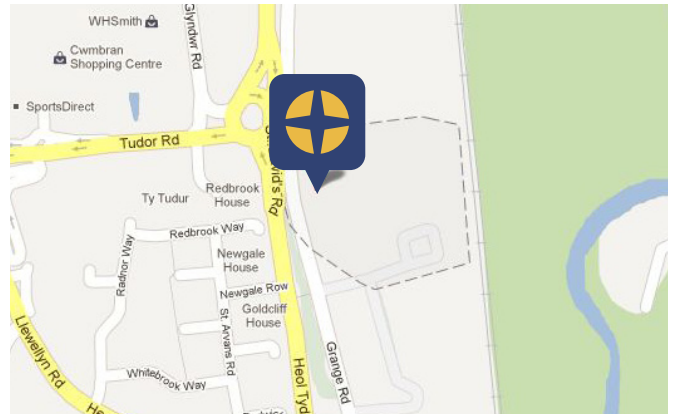
Each party to be responsible for their own legal costs.

VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

Viewing

Strictly by prior appointment with the Sole Agents, Hutchings & Thomas



Haydn Thomas

07970 052 834

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