

TO LET/MAY SELL

RENT REDUCED



Unit 3, Towngate Industrial Park, Cwmbran, Torfaen, NP44 7HF

- Established Industrial location
- Modern industrial unit.
- GIA 322 sq m (3,469 sq ft)

Location

The subject property is located on Towngate Industrial Park a modern industrial development accessed from Ty Coch Way in close proximity to Cwmbran town centre.

Road communications are via the A4042 roadway which gives access to the M4 and Newport to the south.



Description

The property is an end of terrace unit of steel portal frame construction having lower elevations of block work with insulated profile steel cladding and translucent roof panels.

Internally, the unit has been utilised for storage purposes and has basic WC connections and all mains services.

Pedestrian access is gained via a double UPVC access door at the front of the building into the main production area which has a concrete floor.

Lighting is provided via high level sodium lighting.

Accommodation Table

The following areas have been measured to RICS guidelines:-

Room	sq m	sq ft
GIA TOTAL	322	3,469

Tenure & Terms

We are inviting rental offers in the region of £17,500 per annum. Our clients would also consider selling their long leasehold interest, further details upon request

Rateable Value

£11,250 (2017 List)

Legal Costs

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

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

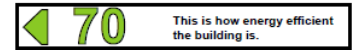
D 76-100

E 101-125

F 126-150

G over 150

Less energy efficient



Net zero CO₂ emissions

VAT

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

Viewing

Strictly by appointment with sole agents Hutchings & Thomas.

Contact

For more information contact:

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