

# To Let



## UNIT 1 LAKESIDE HOUSE, LLANTARNAM PARK, CWMBRAN, NP44 3HD

- 1,600 SQ FT (148.64 M<sup>2</sup>)
- ON SITE CAR PARKING

## Location

The property is located in Llantarnam Park Industrial Estate, which lies at the southern side of Cwmbran town, adjacent to the A4051 Cwmbran Drive, which links through to the M4 motorway.

The property is situated just off Lakeside Close in a prominent position, and forms part of the building formerly occupied by Panasonic. Nearby occupiers include Contour, DJ Refrigeration and CDM Shop Fittings, ESI, Carleton Medical and control systems

## Description

The available property is of steel portal frame construction, being part of a larger unit which has been sub-divided. The property has full height insulated walls and roof cladding, incorporating translucent roof sheets for additional natural lighting. The property has a communal tarmac access road to the rear shared with the adjacent occupiers.

The property has a good size roller shutter door leading to the rear service roadway. The warehouse is mainly open plan with a small subdivided area.

## Accommodation

|                       | sq ft       | sq m          |
|-----------------------|-------------|---------------|
| <b>Total GIA Area</b> | <b>1600</b> | <b>148.64</b> |

## Car Parking

On-site parking spaces available.

## Tenure & Terms

Rent: £4 per square foot per annum exclusive.

## Rateable Value

Rateable value: £7,400

## Service Charge

There will be a service charge implemented for the upkeep of the common parts and estates charge. Further details upon request.

## Legal Costs

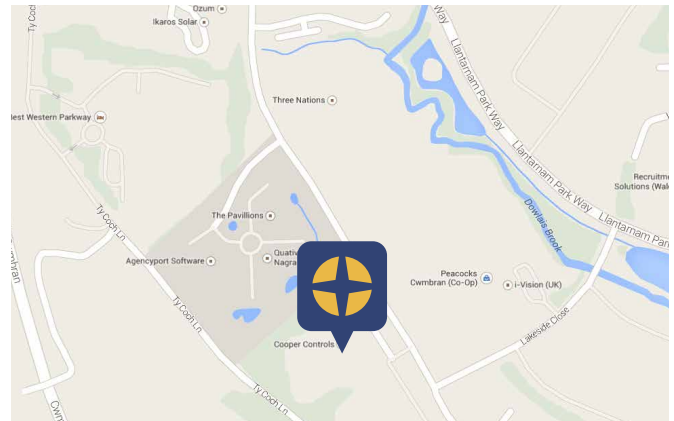
Each party to be responsible for their own legal costs.

## VAT

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

## Viewing

Strictly by prior appointment with the sole letting agents, Hutchings & Thomas



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