

# TO LET/ MAY SELL



## 17 Commercial Street Pontypool Torfaen NP4 6JQ

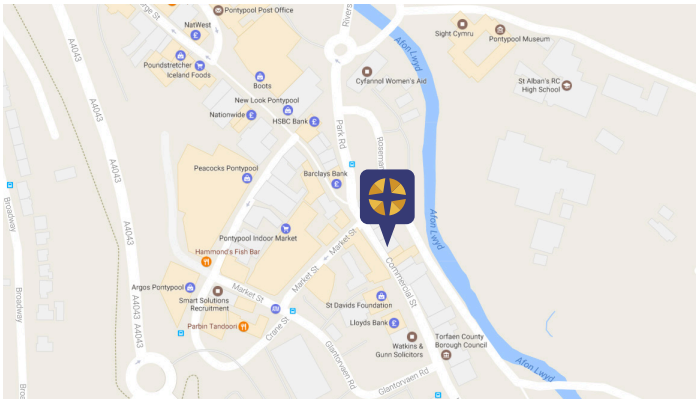
- Located in Pontypool town centre
- Modern office space available from 78.41 sq m (844 sq ft)
- Parking in close proximity
- Freehold available

## Location

Pontypool is located about 4 miles to the north of Cwmbran, 8 miles to the south of Abergavenny and 7 miles from the M4 motorway at Newport.

The subject property is located on Commercial Street, the main thoroughfare in Pontypool town centre.

Local occupiers in the surrounding area are Ladbroke's, Barclays, HSBC, Gateway Credit Union, Folly Veterinary Centre as well as public houses and cafes.



## Description

The subject property comprises a three storey end of terrace office building with two separate entrances, one which leads to the stairs and the other for the ground floor office space making it easy to let the property on a floor by floor basis.

Internally there is a staircase which leads up to the first and second floors which have carpeted floors, dismantlable partitions in part, suspended ceilings with recessed lighting, data cabling and trunking, LG comfort cooling system, gas central heating, single glazed windows.

There is a fully fitted kitchen area with vinyl flooring and male and female toilets on each floor.

There is also a fully working lift providing DDA access to all floors. The property is available to let on a floor by floor basis or as a whole building.

## Accommodation

The following areas have been measured to RICS guidelines:-

| Area                | M <sup>2</sup> | Sq Ft |
|---------------------|----------------|-------|
| <b>Ground Floor</b> |                |       |
| Office              | 78.41          | 844   |
| <b>First Floor</b>  |                |       |
| Office              | 201.11         | 2,165 |

| Area                | M <sup>2</sup> | Sq Ft        |
|---------------------|----------------|--------------|
| <b>Second Floor</b> |                |              |
| Office              | 202.29         | 2,177        |
| <b>Basement</b>     |                |              |
| Office              | Unmeasured     |              |
| <b>TOTAL</b>        | <b>481.81</b>  | <b>5,186</b> |

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 CO<sub>2</sub> emissions

**75** This is how energy efficient the building is.

## Tenure & Terms

Price - available upon request

## Rateable Value

£7,900 (2017 list)

## Legal Costs

Each party is 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 appointment with sole agents Hutchings & Thomas.

## Contact

For more information contact Haydn Thomas or Fiona Weaver:

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