

# FOR SALE



## Former County Court, Riverside Road, Pontypool, NP4 6XQ

- Modern Office Accommodation
- Total NIA 355.95 sq m (3,830 sq ft)
- Parking
- Freehold

## Location

Pontypool is approximately 2 miles from Cwmbran, 7 miles from junction 26 of the M4 motorway (Newport) and 15 miles from J30 of the M4 (Cardiff Gate) and 10 miles from Abergavenny.

The subject property is situated on the edge of Pontypool town centre just off Riverside Road which links into the town centre and the A4043 which provides the main access route way from Blaenavon in the north to the southern end of the valley.

It is within walking distance of the town centre and positioned directly behind the town's multi storey car park. The Job Centre is located immediately adjacent to the subject premises as is Riverside Court which provides sheltered housing accommodation.



## Description

The property comprises of a modern detached office building arranged over ground and first floor levels providing purpose built office accommodation of brick construction under a pitched slate roof having high level cladding panels with anodised aluminium windows and entrance doors under a glass canopy.

A ramped access of interlocking bricks provides access into the property. The ground floor provides a mixture of open plan and cellular office accommodation with male, female and disabled WC facilities.

The first floor provides further mainly open plan office accommodation having some cellular space along with further WC facilities.

The property has suspended ceilings with inset lighting throughout. There is mains electricity and gas central heating.

Externally, there are approximately 19 car parking spaces.

## Accommodation Table

The following areas have been measured to RICS guidelines:-

Room	sq m	sq ft
Ground Floor	173.72	1,869
First Floor	182.23	1,961
<b>TOTAL NIA</b>	<b>355.95</b>	<b>3,830</b>



## Quoting Price

We are quoting £235,000 for the freehold interest in the property.

## Rateable Value

£24,250 (2010 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 on:  
**01633 214444**

### Important Notice

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