

# FOR SALE



## Stadium House Oldbury Road Cwmbran Torfaen, NP44 3JU

- Freehold
- Potential for alternative uses (Subject to Planning)
- Potential for extending the property (Subject to the required Consents)
- Sale and Leaseback possible
- 30+ Parking Spaces

## Location

The subject premises are located on Oldbury Road which is situated just off Cwmbran Drive a short distance from A4042 with dual carriageway access to the M4 which is 4 miles to the south.



## Description

Stadium House comprises a two storey office premises of brick construction under a pitched slate roof. The property has open plan accommodation in the main, together with some small sub offices, WCs and kitchens. The property has excellent on-site parking.

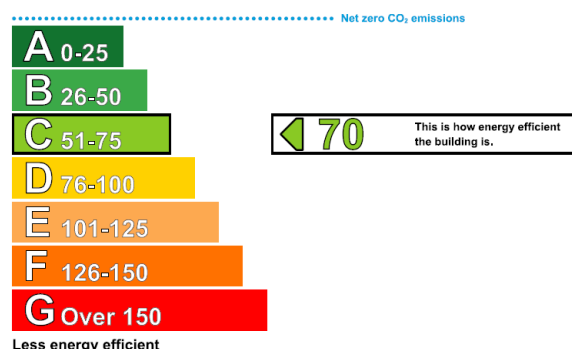
## Accommodation

The following areas have been measured to RICS guidelines:-

Room	M <sup>2</sup>	Sq ft
Ground Floor	278.70	3,000
1st Floor	327.01	3,520
<b>TOTAL</b>	<b>605.71</b>	<b>6,520</b>

## Energy Performance Rating

The EPC Certificate that has been provided indicates that the subject property will fall within the acceptable energy performance range for the purposes of the Act, being rated as C.



### Important Notice

Hutchings & Thomas gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained here in (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any area, measurements or distances referred to herein are approximate only. 6. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulation or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not be way of statement of fact.

## Tenure & Terms

Upon Application.

## Rateable Value

Interested parties are asked to make their own enquiries by contacting the local authority, Torfaen County Borough Council.

## 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:

**Haydn Thomas**

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