

# For Sale



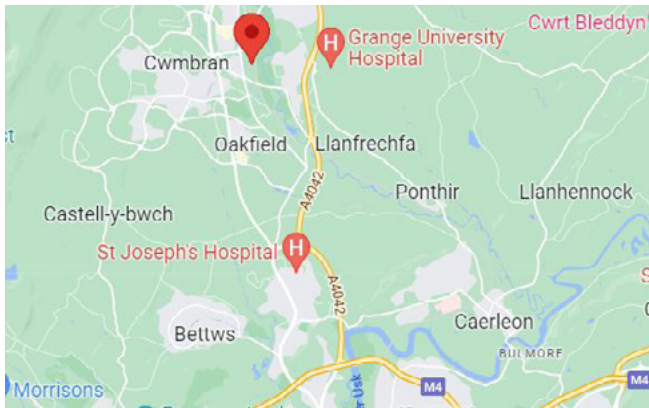
## Land & Buildings Grange Road Cwmbran, Torfaen NP44 3XX

- Unique industrial / commercial opportunity.
- Circa 176,000 sq. ft / 16,350 m<sup>2</sup> on a site of approximately 8.79 acres / 3.55 hectares.
- Excellent location with good access to the M4 motorway.
- Ideal for Developers, Investors, or Owner Occupiers.

## Location

The subject site and premises are located off Grange Road, Cwmbran. The area is located to the southwest of Cwmbran town centre which is within close proximity. The property is located some 2.5 miles north of the M4 motorway at junctions 24 and 25. The site itself is accessed via Grange Road which in turn leads on to St David's Road to the north and Llantarnam Road to the south. The A4051 is located to the west of the property and links Cwmbran with Newport and the M4 motorway to the south. The A4042 truck road is located to the east of the subject property which links Newport and the M4 from the south to Abergavenny and the M50 to the north.

The property is also within close proximity to Cwmbran mainline Railway Station which provides regular services to Newport to the south and hence the Paddington Swansea Rail line and Abergavenny and the Midlands to the north.



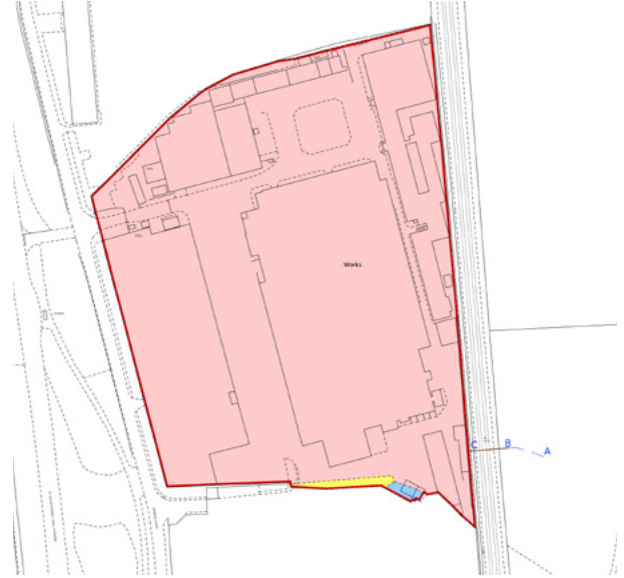
## Description

The subject property comprises a large industrial complex with a variety of industrial and office buildings varying in age, construction, and condition together with circulation areas and a large car park fronting St David's Road. Some of the industrial units have low and high level craneage which we believe will remain when Crane vacate. The site is generally of level topography.

## Accommodation

We have been informed that the property measures approximately 176,000 sq. ft / 16,350 m<sup>2</sup> (we have cross referenced this with the Valuation Office Agency assessment which has a gross area of 15,014.3 m<sup>2</sup> / 161,640 sq. ft). Site area circa 8.79 acres / 3.55 hectares.

## Site Map



## Quoting Figure

We are seeking offers in the region of **£3,500,000.00 (Three Million Five Hundred Thousand Pounds)** for the freehold interest in the premises. The property is being offered to the market subject to the existing lease in place.



### 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.



## Energy Performance Rating

Further details available upon request.

## Current Lease

The property is currently subject to a lease to Crane Process Flow Technologies Limited (holding over) paying a rental of £260,000 (Two Hundred and Sixty Thousand Pounds) per annum exclusive. Crane are due to vacate the property to relocate on an adjacent site, they have estimated they will fully vacate the premises in early 2023. A copy of the current lease is available upon request.

## Rateable Value

Description: Factory & Premises

Local Authority: Torfaen Borough Council

Local Authority Ref: 1700327907182

Base Rate: £16.00

Basis of Measurement: GIA

Valuation Scheme Ref: 434211

Special Category Code: 096G

Effect Date: 1<sup>st</sup> April 2017

Rateable Value: £250,000

Please note that Hutchings & Thomas cannot confirm the level of any payments to the Local Authority and any further enquiries will need to be made to Torfaen County Borough Council: [www.torfaen.gov.uk](http://www.torfaen.gov.uk).

## 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.

## Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Hutchings & Thomas will require any tenant / purchaser to provide proof of identity along with any other required documents.

## Viewing

Strictly by appointment with sole agents Hutchings & Thomas.

## Contact

For more information contact Haydn Thomas:

**Haydn Thomas**

01633 214 444

[ht@hutchings-thomas.co.uk](mailto:ht@hutchings-thomas.co.uk)



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**HUTCHINGS  
& THOMAS**  
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