

**TO LET**



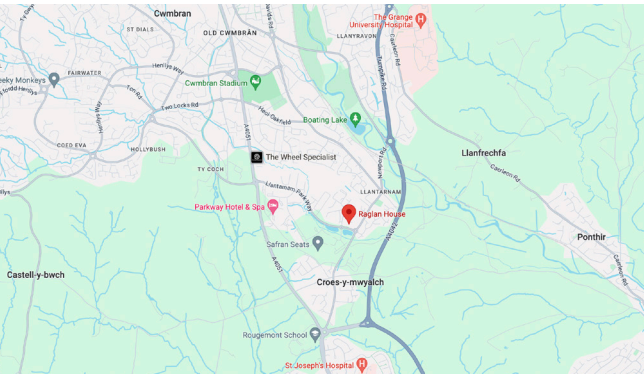
## **Raglan House Llantarnam Industrial Park Cwmbran, Torfaen NP44 3AB**

- Prominent Location
- On-Site Parking
- Landscaped Environment
- Attractive Communal areas and Meeting Room
- 24-7 access
- Suites from 200 sq. ft and 500 sq. ft upwards

Location

Raglan House is a prominent two-storey office building occupying a substantial site in the established parkland setting of Llantarnam Park.

With regards to road access communications are excellent with the A4042 dual carriageway giving quick access to Junction 25a of the M4 motorway and the A4051 giving access to the M4 motorway at Junction 26 with both junctions being circa 4-miles to the south of Raglan House. Cwmbran town centre is approximately 1-mile to the north of Llantarnam Business Park providing a good selection of shops, banks, restaurants, and public houses.



Description

The property was constructed in the 1980's and provides quality office accommodation over two floors.

Current tenants include both national and regional occupiers.

Raglan House benefits from ample car parking facilities in a fully landscaped environment.

The office suites offer a good specification with each having its own air conditioning and heating system and benefiting from the use of a communal board room and kitchen facilities.

Internally Raglan House provides a light and attractive environment with the offices having good natural lighting and the internal communal areas being within a glazed atrium style setting, giving an attractive “break out” areas for tenants.

Nearby local attractions include the Greenhouse Public House and the Parkway Hotel & Spa and Greggs.



Current Available Accommodation

The accommodation as follows has been measured on a net internal area basis in accordance with RICS Property Management, 2nd Edition, January 2018:-

Room	sq m	sq ft
Suite 1	48.95	527
Suite 2	45.82	493
Suite 8	46.45	500
Suite 11	45.60	491
Suite 13	45.14	486
Suites 18 & 19	90.39	973

Tenure & Terms

The individual suites are available by way of a new lease on terms to be agreed.

Quoting Rental

£11.00 per sq. ft per annum exclusive of VAT and service charge.

Service Charge

The ingoing tenant will be liable to pay a service charge for the standard Landlord's outgoings i.e., upkeep of the external fabric of the premises and common parts. Further details are available upon request.

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 72 / C. (Certificate N° 9872-3016-0551-0200-7621. Valid until 22nd June 2025). A copy of the certificate is available upon request.



Continued

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.

## Rateable Value

Current rateable value (1st April 2023 to present):-

**Property:** Suite 1, Raglan House, Llantarnam Industrial Park, Cwmbran  
**Description:** Offices & Premises

**Rateable Value:** £5,900

**Property:** Suite 2, Raglan House, Llantarnam Industrial Park, Cwmbran  
**Description:** Offices & Premises

**Rateable Value:** £5,700

**Property:** Suite 8, Raglan House, Llantarnam Industrial Park, Cwmbran  
**Description:** Offices & Premises

**Rateable Value:** £6,000

**Property:** Suite 11, Raglan House, Llantarnam Industrial Park, Cwmbran  
**Description:** Offices & Premises

**Rateable Value:** £5,600

**Property:** Suite 13, Raglan House, Llantarnam Industrial Park, Cwmbran  
**Description:** Offices & Premises

**Rateable Value:** £5,700

**Property:** Suite 18 & 19, Raglan House, Llantarnam Industrial Park, Cwmbran

**Description:** Offices & Premises

**Rateable Value:** £10,750

Please note that Hutchings & Thomas cannot confirm the level of any payments to the Local Authority. Interested parties are advised to make their own enquiries with the local rating authority, Torfaen County Borough Council [www.torfaen.gov.uk](http://www.torfaen.gov.uk). Small business rates relief may be available.

## 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.

## 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  
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