

**To Let**



**Unit 17, Court Road Industrial Estate  
Cwmbran  
Torfaen  
NP44 3AS**

- Industrial / Warehouse unit
- Town centre amenities within circa 1-mile
- Established industrial location
- Good transport links
- Level access electric roller shutter
- Car parking & loading area

## Location

Cwmbran is a busy town located in southeast Wales, approximately 5-miles from Newport and 18-miles from Cardiff. The town has a population of around 50,000 and has good road communications, being located 4-miles from junction 26 of the M4. The town also has good rail links.

The property is located on Court Road Industrial Estate, within close proximity to the town centre and all the amenities it offers.

The estate is home to a range of established industrial and trade counter operators including Rexel, Johnstone's Paint, Compressor Systems and MG's Carpets & Rugs.

## Description

The property provides an industrial / warehouse unit of steel portal frame construction with blockwork / brickwork and profile sheet clad elevations, under a mono pitched roof.

The unit provides open plan warehouse accommodation, accessed via a single electric roller shutter door measuring 3m in height by 3m in width.

The warehouse benefits from a concrete floor, wall mounted power points and a minimum eaves height of 3.1m.

The unit provides office accommodation at the front of the unit that has carpet flooring, wall mounted power and data points and security bars and blinds on the windows. WC and kitchen facilities are also provided.

Externally, the property benefits from loading and parking areas to the front of the unit.

## Accommodation

The accommodation has been measured on a gross internal area basis in accordance with the latest edition of the RICS Code of Measuring Practice as follows:-

Unit 17	sq m	sq ft
GIA	141.03	1518

## Tenure & Terms

The unit is available by way of assignment or sub-letting of the existing lease a copy of which is available upon request. Alternatively, a surrender of the existing lease and regrant of a new lease may be considered, subject to covenant strength.

## Lease

The property is currently held on a lease for a term of 3 years from 3rd July 2025 to the 2nd July 2028.

The current passing rent is £15,180 per annum exclusive rising to £18,216 per annum exclusive from the 3rd July 2025.

The tenant is liable to pay a service charge and buildings insurance (further details 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 E / 120. (Certificate N° 3725-0174-9286-6106-5585. Valid until 17th June 2031). A copy of the certificate is available upon request.

## 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**

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### Important Notice

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