TO LET

Industrial unit with offices

UNIT 4E

Withey Court

Ty Coch Way, Cwmbran, Torfaen
NP44 7EZ

SIZE (APPROX. GIA)

2,998 sq ft

QUOTING RENT (PER ANNUM)

£21,000



alder king
PROPERTY CONSULTANTS

SUBJECT TO CONTRACT

Location

Withey Court is strategically located just off Ty Coch Way, providing easy access to Junctions 25A and 26 of the M4 Motorway, approximately 4 miles south. The estate lies 1 mile south of Cwmbran town centre, 5 miles north of Newport and 17 miles north-east of Cardiff.

The property is situated in an established industrial location and nearby occupiers include VME Distributors, Auto Spares Wales, CJT Mechanical Engineering Services, National Grid, Intacare and Hygiene Supplies Ltd.



CONNECTIVITY AT A GLANCE

M4 (SOUTH)	CWMBRAN	NEWPORT	CARDIFF
4 mi	1 mi	5 mi	17 mi

M4 J25A & J26 access · Established industrial location

Description



DESCRIPTION

- Relatively modern single-storey complex of warehouse / industrial units: steel portal frame, metal cladding, concrete floors and roller shutter doors with external parking and loading.
- Unit 4E has a W/C and stores, with minimum eaves of 5.7m rising to 8m at the apex.
- Car parking to the front. Mezzanine in place which the occupier may sell. Estate service charge payable.

2,998
SQ FT (GIA)

278.56
SQ M

SERVICES

All main services are understood to be connected. We have not tested any service installations and occupiers must satisfy themselves as to their state and condition.

RENT PER ANNUM

£21,000

£7.00 per sq ft

Subject to contract

PLANNING USE

Industrial

Planning consent verbally advised

EPC

C (57)

Planning, rates and terms

TENURE	New standard repairing lease, with terms to be negotiated.
PLANNING	Verbally advised industrial consent; occupiers should make their own enquiries to Torfaen County Borough Council Planning Department (01495 762200 / www.torfaen.gov.uk).
BUSINESS RATES	Rateable Value (April 2026) £19,250, rates payable £9,664. Interested parties should enquire with Torfaen County Borough Council as a change in occupation may trigger reassessment (www.voa.gov.uk).
LEGAL COSTS	Each party is to be responsible for their own legal costs.
REFERENCES	Financial and accountancy references may be sought; a rental deposit may be required at the landlord's discretion.
VAT	Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. Prospective tenants should establish the VAT implications before entering into any agreement.
AML	A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.
LEASING CODE	For the latest RICS advice on commercial property leasing, consult the RICS Real Estate Code for Leasing 2020.

Viewing Arrangements

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AK Ref: GD/103113

Date: November 2026 · Subject to Contract

IMPORTANT NOTICE

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1 MONEY LAUNDERING REGULATIONS 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2 MISREPRESENTATION ACT 1967

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3 CONTROL OF ASBESTOS REGULATIONS 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.