John Baker Close

Cwmbran, NP44 3AX

Warehouse | 11,430 ft^2

- Newly refurbished
- 3 miles from J26 of the M4
- LED lighting
- Office space
- 4.2m eaves height
- Roller shutter door



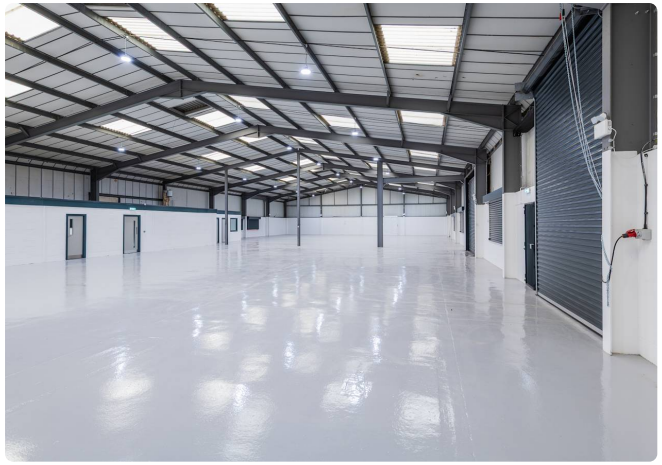
Location & Connections

Llantarnam Park is located 4 km (2.5 miles) south of Cwmbran Town Centre and 3.9 km (2.4 miles) from Junction 26 of the M4 Motorway. The Park is an established mixed use location home to a variety of business occupiers including STG Aerospace, Zodiac Aerospace and Gwent Police. The 4 Star Parkway Hotel is situated at the entrance to the Park providing conference and leisure facilities.

Other nearby occupiers include Screwfix, Toolstation, Malvern Tyres and Greggs. Cwmbran is the principal town within the unitary authority of Torfaen County Borough Council. The population of Cwmbran itself is approximately 46,915 (2011 Census) and is the sixth largest urban area in Wales. There are approximately 220,000 living within a 15 minute drive time.









Description

Units 4 and 5 John Baker Close is a prominent open plan showroom warehouse of steel portal frame construction with blockwork / brickwork and profile sheet clad elevations, under a pitched roof.

The unit benefits from two storey office accommodation, WCs and kitchen facilities. The unit further benefits from LED lighting, minimum eaves height of 4.2 m and maximum eaves height of 6.55 m, single level electric roller shutter door, measuring 4 m x 3.7 metres.

Further information

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

Chris Watkins
Mileway
walesandsouthwest@mileway.com
0292 168 0815

Henry Best
Jenkins Best
henry@jenkinsbest.com
07738 960 012

Craig Jones
Jenkins Best
craig@jenkinsbest.com
029 2034 0033

Tom Rees
Jenkins Best
tom@jenkinsbest.com
07557 161 491



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
4 & 5	Warehouse	11,430	Coming soon	8,100	C
Total		11,430			

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway