Avondale Industrial Estate

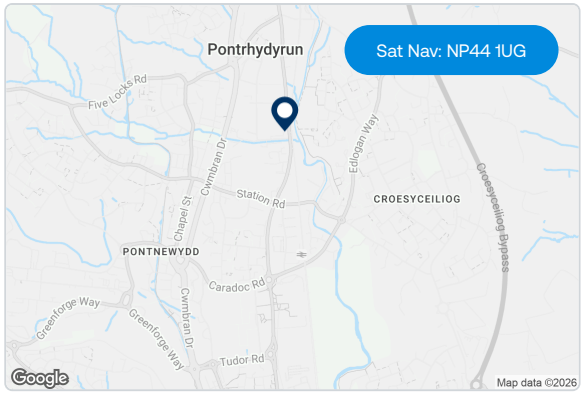
Cwmbran, NP44 1UG

Warehouse | 6,018 ft²

- Easy access to M4
- LED lighting
- Office accommodation
- Roller shutter
- Car parking
- Min eaves 4.2m, max eaves 6.4m







Description

The property is a mid-terraced modern trade and warehouse unit situated within a popular industrial estate. The unit features a steel portal frame construction with an open-plan warehouse and production area, offering minimum eaves height of 4.2 meters and maximum eaves height of 6.4 meters. The warehouse measures approximately 18 m x 30.5 m and includes a level access roller shutter door at the front, measuring 4 m wide x 4.7 m high, alongside a separate pedestrian door. The unit also comprises office and reception areas, a kitchen, and three WC facilities. LED lighting is installed throughout, and external parking is available with dedicated spaces at the front. The estate benefits from two entrance points, providing convenient access.

Location

Cwmbran is a well-established business location about 5 miles north of Newport, 17 miles east of Cardiff and 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. Avondale Industrial Estate is situated to the north of Cwmbran town centre with frontage to Avondale Road. There is good access to the M4 motorway via the A4051 or A4042 dual carriageway linking to junctions 26 and 25a respectively.

Further information

EPC
Unit 12: B

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

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
12	Warehouse	6,018	Coming soon	3,510	B
Total		6,018			

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