Avondale Industrial Estate

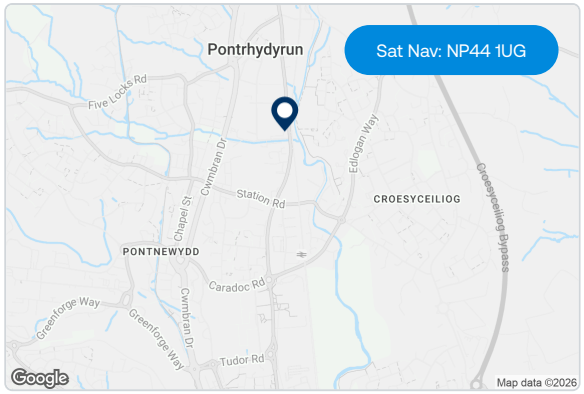
Cwmbran, NP44 1UG

Warehouse | 6,018 ft²

- Close to the M4
- LED lighting
- Office space
- Roller shutter door
- On-site parking
- 4.2m eaves height







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

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

Josh Armitage
Mileway
walesandsouthwest@mileway.com
0292 168 0815

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

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

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



Accommodation:

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

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