

TO LET.



Detached Production / Warehouse Unit .

5,720 sqm (61,509 sq ft) .

Christopher Grey Court, Llantarnam Park, Cwmbran, NP44 3SE. .

Location.

Llantarnam Business Park is regarded as the premier commercial location within Cwmbran. It is accessible from the M4 being located only 3 miles north of Junction 26, 25 and 25A of the M4 motorway and accessed via the A4042. Cwmbran Town Centre is a mile to the north of the Park offering a wide selection of retail and leisure.

The estate is a popular mixed-use business destination including a strong presence of companies in the aeronautical, electronic, software and high-tech sectors. Major occupiers include Safran Seats, Concordia, Electrospark, South Wales Police, Torfaen Council and Hyder Consulting.

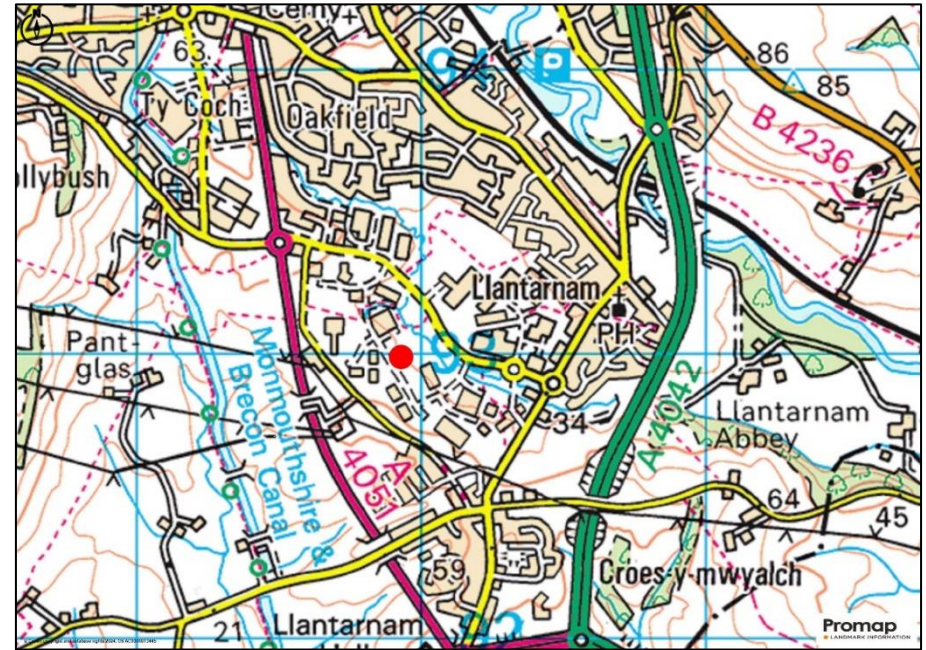
Description.

It is proposed that this production / warehouse unit will be fully refurbished in late 2025 and will benefit from:

- 6m min eaves height
- Two storey office accommodation
- Securely fenced loading yard
- Dedicated car parking spaces
- 4 level access doors

Accommodation.

The unit has a Gross Internal Area of 5,720 sqm (61,509 sq ft) on a site of circa 4 acres.



Tenure.

Available from January 2026

New full repairing and insuring lease for a minimum of 10 years

Rent.

£6.50 per sq ft

EPC.

Energy Performance Certificate Asset Rating of C(63). Certificate available on request

Rateable Value.

£228,000 (2023 list)

Rates payable of £128,136 per annum

AML.

A successful bidder will be required to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.

VAT.

VAT will not be charged on the costs.

Legal Costs.

Each party to bear their own legal and surveyors costs incurred in the transaction.



Contact.

For further information, or to arrange a viewing, please contact the sole agents.



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FEBRUARY 2025 - SUBJECT TO CONTRACT

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Particulars dated February 2025.

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