



UNIT 24

COURT ROAD INDUSTRIAL ESTATE

CWMBRAN, TORFAEN, NP44 3AS



TO LET

Unit 24 - 1,529 sq ft

-  Trade counter/warehouse unit
-  Established industrial/trade location
-  Well known occupiers on-site
-  Good transport links
-  Offices, WC's and kitchenette installed
-  Car parking & dedicated yard area

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LOCATION

Cwmbran is a busy town located in South East Wales, approximately 5 miles from Newport and 18 miles from Cardiff. The town has a population of around 50,000 and has good road communications, being located 4 miles from junction 26 of the M4. The town also has good rail links.

The estate is home to a range of established industrial and trade counter operators including Rexel, Johnstone's Paint, Compressor Systems and MG's Carpets & Rugs.

DESCRIPTION

The property provides a semi-detached industrial / warehouse unit, of steel portal frame construction with blockwork/brickwork and profile sheet clad elevations, under a mono pitched roof.

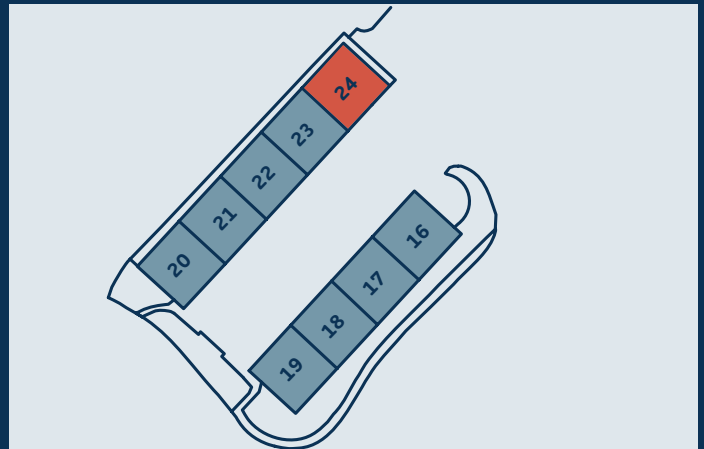
The unit provides open plan warehouse accommodation, accessed via a personnel access door and a single roller shutter door measuring 3m in height by 3m in width.

This is also a corner unit with additional parking / external storage area to the side. The warehouse benefits from a concrete floor, wall mounted power points and a minimum eaves height of 3.1m. However, a mezzanine floor is fitted providing additional storage and office space upstairs.

The unit provides office accommodation at the front of the unit that has carpet flooring, wall mounted power and data points and security bars and blinds on the windows, WC and kitchen facilities are also provided. Externally the property benefits from loading and parking areas to the front and side of the unit.

RATING ASSESSMENT

We recommend that interested parties contact Torfean Council on 01495 762200 for information relating to business rates and costs.



Plans are provided for identification purposes only and are not to be relied upon for any other purpose.



ACCOMMODATION	SIZE SQ FT	SIZE SQ M
Unit 24	1,529	142.05

ENERGY PERFORMANCE CERTIFICATE

EPC - E - 109

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