



# UNIT 17

COURT ROAD INDUSTRIAL ESTATE

CWMBRAN, TORFAEN, NP44 3AS



## TO LET - 1,518 sq ft

 Industrial/warehouse unit to let

 Town centre amenities within 1 mile

 Established industrial location

 Good transport links

 Level access roller shutter

 Car park & loading area

**FI** PROPERTY  
GROUP™

0161 500 6161  
enquiries@fi-rem.com  
www.figroup.co.uk

 Knight  
Frank

029 2049 2492  
KnightFrank.co.uk

 JLL®

029 2022 7666  
jll.co.uk/property



# UNIT 17

## COURT ROAD INDUSTRIAL ESTATE

### CWMBRAN, TORFAEN, NP44 3AS

#### 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 property is located on Court Road Industrial Estate, in close proximity to the town centre and all the amenities it offers.

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

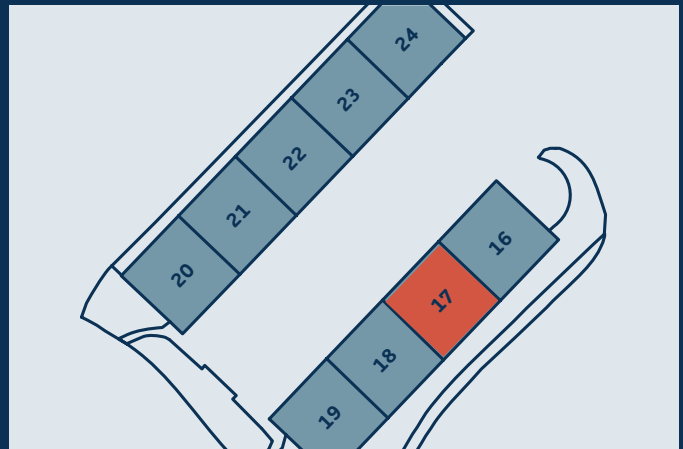
The property provides an industrial / warehouse unit of steel portal frame construction with blockwork / brickwork and profile sheet clad elevations, under a mono pitched roof.

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

The warehouse benefits from a concrete floor, wall mounted power points and a minimum eaves height of 3.1m.

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 of the unit.



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 17	1,518	141.03

#### ENERGY PERFORMANCE CERTIFICATE

EPC - E - 120

#### RATING ASSESSMENT

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

#### TERMS

The unit is available by way of assignment or sub-letting of the existing lease. Alternatively, a surrender of the existing lease and regrant of a new lease may be considered, subject to covenant strength.



**BEZAN CONTRACTOR**  
07393 250 359  
BCONTRACTOR@FI-REM.COM



**RHYS PRICE**  
07974 366 099  
RHYS.PRICE@KNIGHTFRANK.COM

**KATE MAFFEY**  
M: 07977 759 501  
W: KATE.MAFFEY@KNIGHTFRANK.COM



**ADAM CONWAY**  
07709 507 372  
ADAM.CONWAY@JLL.COM

**KATE OPENSHAW**  
07592 112 070  
KATE.OPENSHAW@JLL.COM