



Ty GWENT

Llantarnam Park, Cwmbran, NP44 3HR

To LET

A promising self-contained
three-storey building.

8,697 - 35,287 sq ft
(808 - 3,278 sq m)



DESCRIPTION

Ty Gwent is a promising, adaptable, self-contained three-storey building. Built in 2001, it offers a blend of cellular and open-plan accommodation across three ample-sized floor plates, allowing occupiers to truly make this space their own.

The building is also blessed with an impressive full-height atrium reception and generous parking within the lush landscaped environment of the popular Llantarnam Business Park.



SPECIFICATION

The specification of the property includes:

- Raised access flooring
- Suspended ceiling with LG3 lighting
- Gas central heating
- Double glazing
- Triple-height atrium reception
- Disabled access
- Shower facilities
- Ground floor cafe / breakout area
- Kitchen facilities on each floor
- Two passenger lifts
- Male / Female / Disabled WCs
- Ewave Telecommunications rating - 5 Stars
- Ample cycle parking



Ty GWENT benefits from a superb cafe and modern breakout area on the ground floor





CAR PARKING

There are 145 parking spaces provided with the property, equating to a ratio of 1:243 sq ft. In addition, there is a single-storey garage to the rear of the property, which could be used as storage space or to accommodate a car.



Ty GWENT is blessed with 145 car parking spaces.




GROUND FLOOR

UPPER GROUND FLOOR

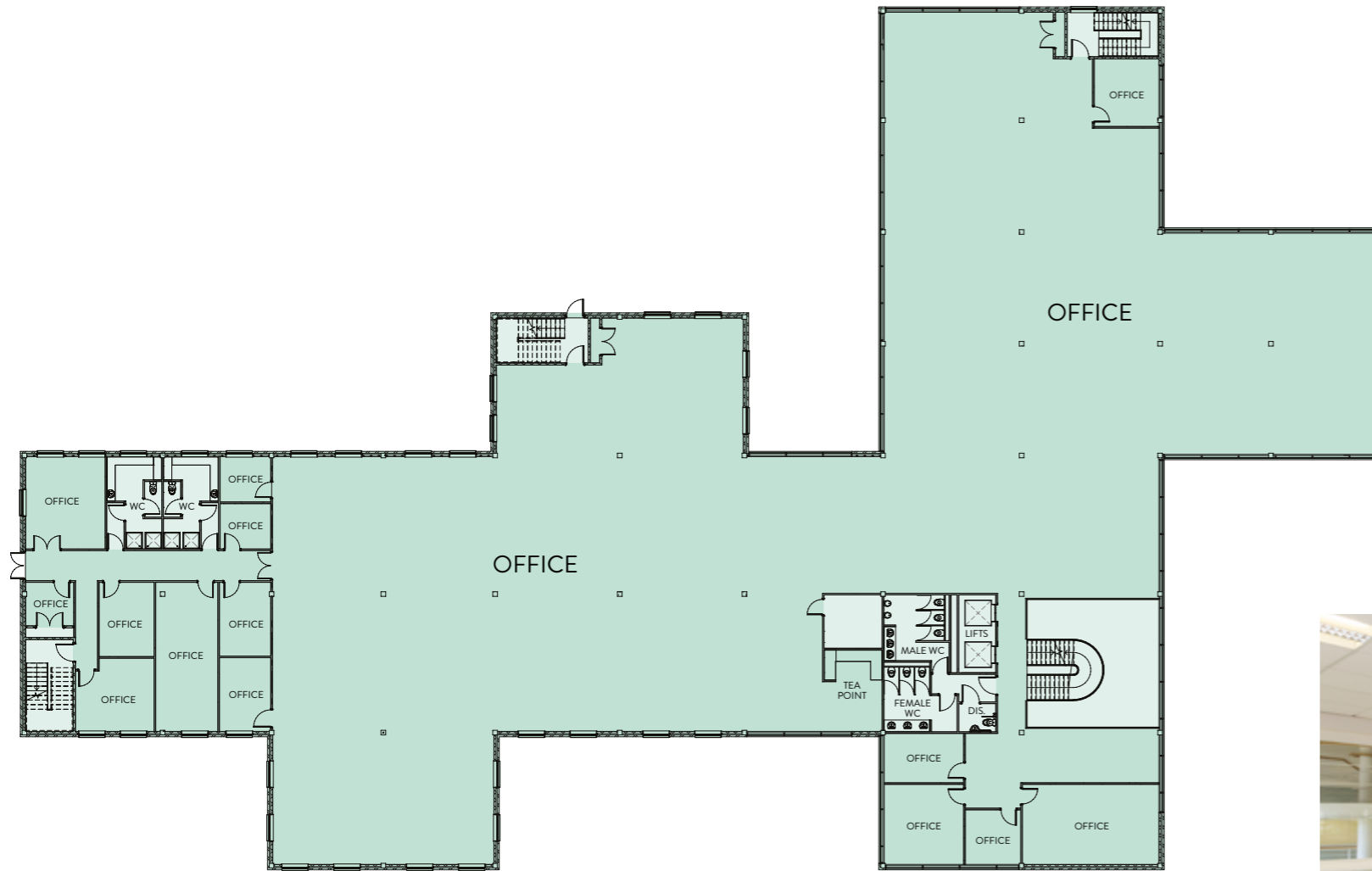
FIRST FLOOR

ACCOMMODATION

BUILDING	SQ FT (NIA)	SQ M (NIA)
First Floor	9,269	861.12
Upper Ground Floor	16,616	1,543.67
Ground Floor	8,697	807.94
Ground Floor (Reception)	705	65.49
TOTAL	35,287	3,278.22

The above floor areas are on a NIA basis in accordance with the RICS Code of Measuring Practice (6th Edition).





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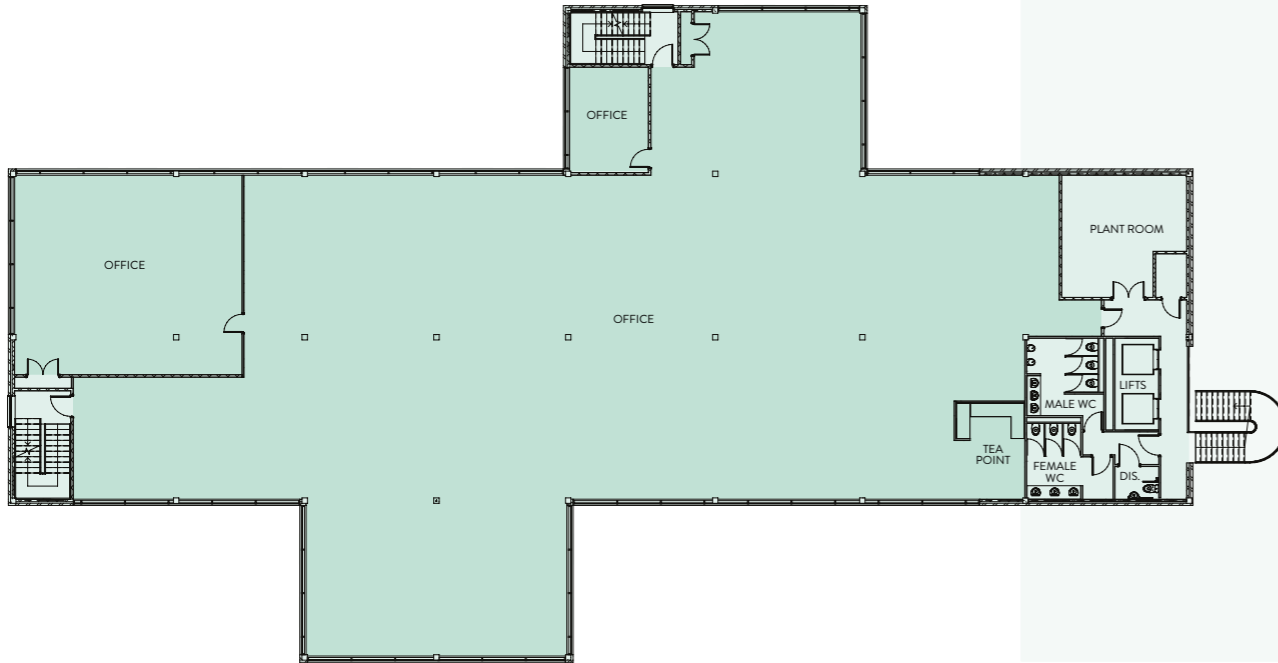
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LOCATION

Ty Gwent sits roughly three miles (15 minutes) north of Junctions 25A and 26 of the M4 Motorway within the grounds of Llantarnam Park - a popular and well-established business park. Cwmbran town centre is just 1.5 miles away, while Newport and Cardiff can be reached within a 10- and 25-minute drive respectively. Some of the names you'll find occupying buildings around Llantarnam Park include Yes Loans, Bron Afon Housing Association and Careers Wales.

Cwmbran has a population of approximately 48,000. It benefits from an excellent range of amenities with Cwmbran Shopping Centre located just 2 miles from Ty Gwent. The centre boasts a diversity of major retailers including House of Fraser, Marks and Spencer, Primark, and Matalan, as well as a range of independent businesses.

There are also a variety of cafes and restaurants. Furthermore, there are 3,000 free car parking spaces. The town's retail offering is further strengthened by the presence of Cwmbran Retail Park, situated in close proximity to the centre.

Ty Gwent is located off Llantarnam Parkway, the main road running through Llantarnam Park, with good access to the A4042 which provides easy access to the south and Newport and to Abergavenny and Pontypool to the north.

The four-star Best Western Parkway Hotel is situated on Llantarnam Park, along with the nearby historic Greenhouse Inn, both providing excellent business and social hospitality.



Ty GWENT is situated on Llantarnam Park, a popular and well established business park, situated just 10 minutes north of Newport.



FLOURISH IN THE DYNAMIC SOUTH EAST WALES REGION

- Strong economic base
- Links to world-class universities
- Superb accessible location
- Competitive operational and employment costs

CARDIFF CAPITAL REGION

The Cardiff Capital Region aims to develop and promote South East Wales as a great place to live, work and do business.

The City Deal comprises an investment programme of £1.2billion into the regional economy, including £734m for the creation of a South East Wales Metro transport scheme. Each authority is committed to borrowing a total of £120million as part of the CCR City Deal Wider Investment Fund.

A Regional Cabinet will oversee the projects to improve transport, digital networks, developing skills and supporting enterprise and business growth.



www.tradeandinvest.wales



TORFAEN COUNTY BOROUGH

“Torfaen is no stranger to enterprise, innovation and diversification, therefore ensuring it is in touch with today’s ever-changing economic climate.”

With over one million people living in close proximity and commuting distance to the borough, along with the highly reputable universities in the area, companies investing in Torfaen will have access to a great talent pool. Once at the thriving heart of the Industrial Revolution, Torfaen has developed its own economy in modern times.

“Sectors such as manufacturing, construction, the service industry, finance and business, distribution, communications and transport have all played their role.”

Torfaen’s location in South East Wales makes it easy for businesses to operate on a national and global platform. Excellent road, rail and air links brings the rest of the UK and Europe to your doorstep whilst a solid digital infrastructure ensures that the global business community is only a click away.

Additionally, the area’s reputation as a visitor destination contributes to the expanding tourism and hospitality sector. “Torfaen aspires to become the home of Wales’ digital valley, thereby placing the area at the forefront of 21st century skills and infrastructure development.” The green and energy sectors additionally are targeted areas for growth.



For businesses looking to ensure that their staff enjoy a great quality of life, Torfaen offers a vibrant mix of town, village and rural living, with all the advantages each of these can bring and at terrific value for money. For your staff, this corner of Wales - with its rich blend of townscapes, national parks, countryside and even the coast - is idyllic.















GRANTS

Ty Gwent, Cwmbran, is in an area where qualifying companies are able to obtain innovative incentives and financial support to start, develop and grow your business.

Our in-house Business Development Manager will be able to guide you through any schemes and incentives provided by local and national government.

Call Beci Morgan on 07880 411367 to discuss further.

VAT

The property is elected for VAT.

EPC

The building has an EPC rating of B-35.

RENT

Rent on application.

BUSINESS RATES

Further information available on request.

TERMS

The offices are available to let by way of a new lease for a term to be agreed.

Further details available from the letting agents.

TELECOMMUNICATIONS RATING

ewave
telecommunications rating
★★★★★ 5 Stars

VIEWING & FURTHER INFORMATION

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MISREPRESENTATION ACT

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