



UNIT 17

COURT ROAD INDUSTRIAL ESTATE

CWMBRAN, TORFAEN, NP44 3AS



TO LET

1,518 SQ FT

- Industrial/warehouse unit to let
- Loading and parking to the front
- Established industrial location
- Good transport links

To arrange a viewing, please contact



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0845 500 61 61
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UNIT 17

COURT ROAD INDUSTRIAL ESTATE

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 industrial and trade counter style operators including Compressor systems, MG Carpets,

DESCRIPTION

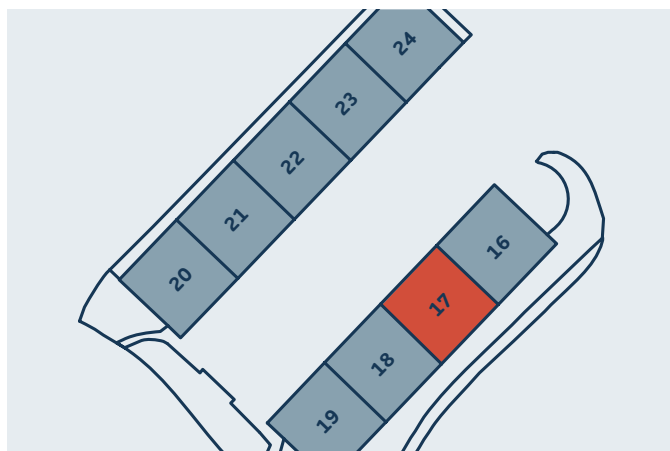
The property provides an industrial / warehouse unit of steel portal frame construction with block-work / brickwork and profile sheet clad elevations.

The unit provides open plan warehouse accommodation, accessed via a single roller shutter door measuring 3m in height by 3m in width. The warehouse benefits from a concrete floor, 3-phase power and a minimum eaves height of 3.1m.

The unit provides ancillary space to the side of the unit, including offices, WC and kitchen facilities. Externally, the property benefits from loading and parking areas to the front of the unit, with prominence for signage to the front and rear.

ENERGY PERFORMANCE CERTIFICATE

Available on request.



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

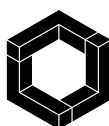


ACCOMMODATION	SIZE SQ FT	SIZE SQ M
Warehouse/office/WC's	1,518	141

RATING ASSESSMENT

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

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