



Ty GWENT

Llantarnam Park, Cwmbran, NP44 3HR

To LET

Open Storage, Parking,
Container Storage & HGV parking

1 acre/145 spaces

SAT NAV
NP44 3HR



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.



KEY DETAILS

- Well established industrial park
- 5 minutes' drive from Cwmbran Town Centre, with free parking
- Tarmac land with barrier entrance.
- Secure and quiet location
- Electric & Water could be made available to the property if required (subject to confirmation of required supply and subsequent installation costs).

FURTHER INFORMATION



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