



UNIT 13 & 14

COURT ROAD INDUSTRIAL ESTATE

CWMBRAN, TORFAEN, NP44 3AS



TO LET

Unit 13 - 6,151 sq ft - £32,000 per annum

Unit 14 - 6,166 sq ft - £32,000 per annum

(may combine)

- Industrial/warehouse unit to let
- Potential Trade Counter (subject to planning)
- Established industrial location
- Good transport links

To arrange a viewing, please contact



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UNIT 13 & 14

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 end of terrace industrial / warehouse unit, of steel portal frame construction with profile metal sheet / brickwork clad elevations, under a pitched roof.

The warehouse benefits from a concrete floor, a mixture of halogen and strip lighting, gas heating, a minimum eaves height of 4.0m and two roller shutter doors measuring 4.2m wide by 4.0m high.

The unit benefits from all mains services including 3 phase electricity.

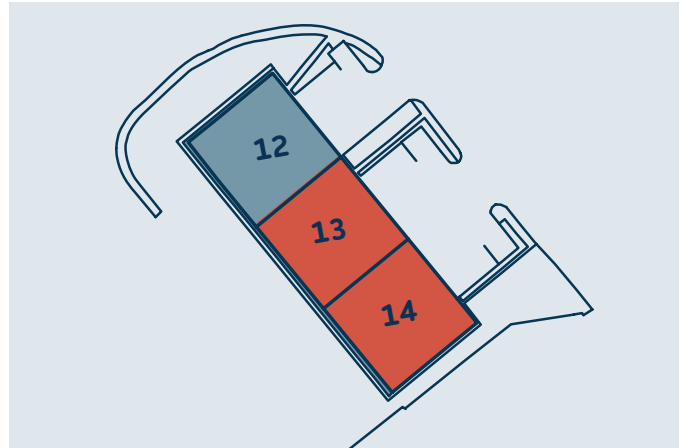
In addition, offices are provided at ground floor. These benefit from wall mounted power and telephone points, strip lighting, carpeting and electric storage heaters.

Externally the property benefits from loading and parking areas to the front of the unit.

The units can be taken as a whole or individually.

ENERGY PERFORMANCE CERTIFICATE

EPC - D - 77



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

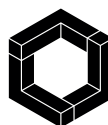


ACCOMMODATION	SIZE SQ FT	SIZE SQ M
Unit 13	6,151	571.45
Unit 14	6,166	572.84
TOTAL	12,317	1,144.29

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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