

# Avondale Industrial Estate

Cwmbran, NP44 1UG

Office | 2,783 ft<sup>2</sup>



5 miles north of  
Newport



Car parking



Ground floor office  
suite



Easy access to the  
M4 motorway



LED lighting

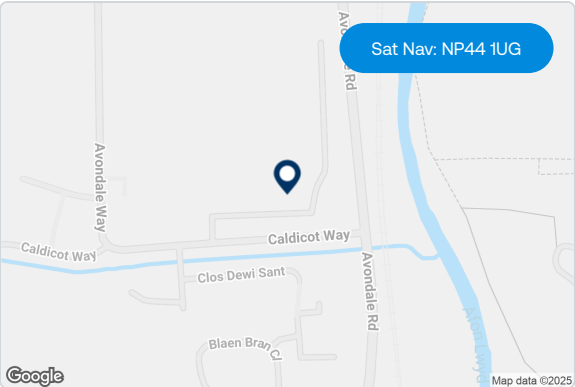


EPC rating C

Available to Let



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## Description

Unit 9A is a ground floor self-contained office suite at Avondale Industrial Estate. The property benefits from an internal reception area, 2 meeting rooms, 3 offices, open plan office, staff room and WC facilities. Externally, there is on-site car parking available.

## Location

Cwmbran is a well-established business location 5 miles north of Newport, 17 miles east of Cardiff and is the principal town within the unitary authority of Torfaen County Borough Council. Avondale Industrial Estate is situated to the north of Cwmbran town centre with frontage to Avondale Road. There is easy access to the M4 motorway via the A4051 or A4042 dual carriageway linking to junctions 26 and 25a respectively.

## Further information

<b>EPC</b> Unit 9A : C	<b>Rent</b> Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	<b>Terms</b> Available on new full repairing and insuring leases.	<b>Legal costs</b> All parties will be responsible for their own legal costs incurred in the transaction.
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[Book a viewing](#)

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
9A	Office	2,783	Immediately	1,430
Total		2,783		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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