

Avondale Industrial Estate

Cwmbran, NP44 1UG

Warehouse | 5,500 ft²



Easy access to M4



LED lighting



Office accommodation



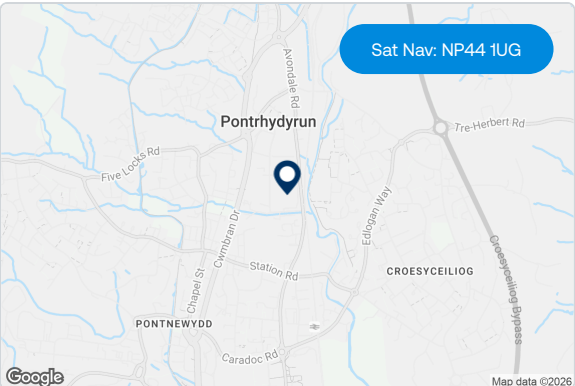
Two loading doors



Car parking

Coming soon Q2 2026





Description

The property is a mid-terraced, modern, well-located trade and warehouse unit situated on a popular estate. Featuring a steel portal frame construction with an open-plan warehouse and production area, boasting minimum eaves height of 4.5 meters and a maximum of 5.2 meters. The unit includes integral office accommodation with a kitchen and WC facilities, LED lighting to be installed, and two level access roller shutter doors measuring 2.9 meters wide by 3.6 meters high, along with a separate pedestrian door. Externally, there is external parking and generous forecourt areas, making it a high-quality industrial and warehouse space.

Further information

EPC Unit 4 : C	Rent Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	Terms Available on new full repairing and insuring leases.	Legal costs All parties will be responsible for their own legal costs incurred in the transaction.
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Location

Cwmbran is a well-established business location about 5 miles north of Newport, 17 miles east of Cardiff and is the principal town within the unitary authority of Torfaen County Borough Council. The population of Cwmbran itself is approximately 46,915 (2011 Census) and is the sixth largest urban area in Wales. There are approximately 220,000 living within a 15 minute drive time. Avondale Industrial Estate is situated to the north of Cwmbran town centre with frontage to Avondale Road. There is good access to the M4 motorway via the A4051 or A4042 dual carriageway linking to junctions 26 and 25a respectively.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
4	Warehouse	5,500	Coming soon	2,980
Total		5,500		

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.

[Book a viewing](#)

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