

Avondale Industrial Estate

Cwmbran, NP44 1UG
Warehouse | 11,087 ft²



Easy access to M4



LED lighting



Office accommodation



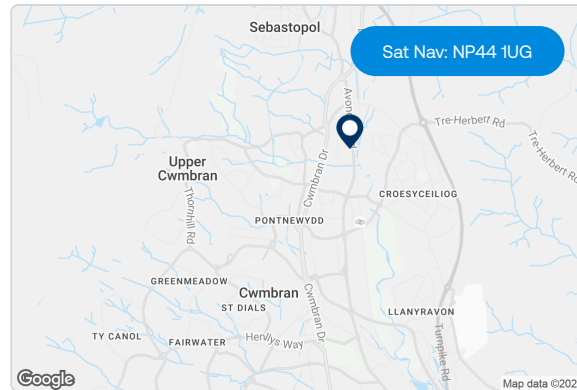
Two loading doors



Car parking

Available to Let





Description

Located in an established industrial, distribution, and trade location just 5 miles north of Newport, this versatile unit offers excellent connectivity and accessibility. The property benefits from easy access to the M4 motorway and is in close proximity to Cwmbrau Town Centre, providing superb road links for efficient transportation and logistics.

The unit features two roller shutter doors (one to the front and one to the rear), facilitating smooth loading and unloading operations. New LED lighting is set to be installed, enhancing the workspace environment. With an EPC rating of C, the property is energy efficient and suitable for a variety of commercial uses.

Additionally, there are 9 dedicated parking spaces located at the front of the unit, providing convenient parking for staff and visitors. This property presents an ideal opportunity for businesses seeking a well-connected and adaptable industrial or trade facility.

Location

Cwmbrau 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 Cwmbrau 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 Cwmbrau 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
16	Warehouse	11,087	Immediately
Total		11,087	

Further information

EPC
Unit 16: C

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.

[Book a viewing](#)

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