

Avondale Industrial Estate

Cwmbran, NP44 1UG
Warehouse | 6,018 ft²



Easy access to M4



LED lighting



Office accommodation



Roller shutter

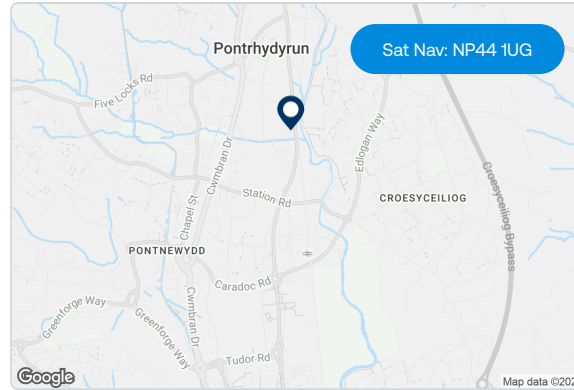


Car parking

Coming soon Q3 2025

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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 Cwmbran Town Centre, providing superb road links for efficient transportation and logistics.

The unit features a roller shutter door, facilitating smooth loading and unloading operations. LED lighting enhancing the workspace environment. With an EPC rating of B, the property is energy efficient and suitable for a variety of commercial uses.

Additionally, there are 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

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
12	Warehouse	6,018	Immediately
Total		6,018	

Further information

EPC	Terms	Legal costs
Unit 12: B	Available on new full repairing and insuring leases.	All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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