

Avondale Industrial Estate

Cwmbran, NP44 1UG

Office | 2,783 ft²



5 miles north of
Newport



Car parking



Ground floor office
suite



Easy access to the
M4 motorway



LED lighting

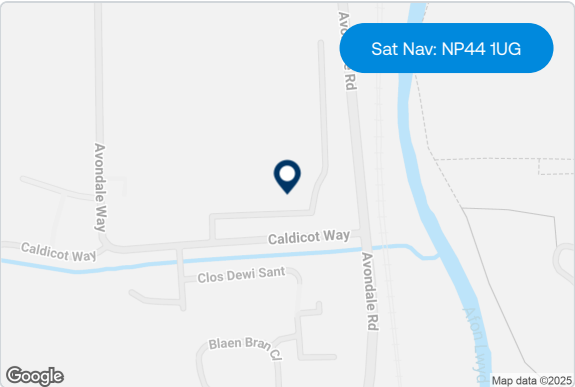


EPC rating C

Available to Let



LastMileFirst | mileway.com



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

EPC	Rent	Terms	Legal costs
Unit 9A : C	Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	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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Accommodation:

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