# John Baker Close

## Cwmbran, NP44 3AX

## Warehouse | 11,430 ft$^2$

- Newly refurbished
- 3 miles from J26 of the M4
- LED lighting
- Office space
- 4.2m eaves height
- Roller shutter door



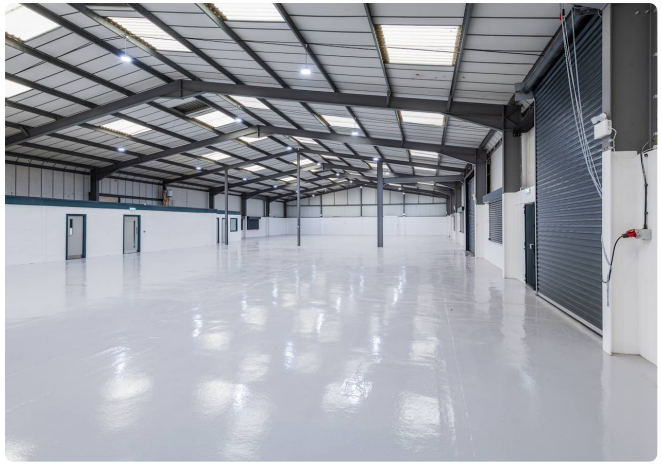
# Location & Connections

Llantarnam Park is located 4 km (2.5 miles) south of Cwmbran Town Centre and 3.9 km (2.4 miles) from Junction 26 of the M4 Motorway. The Park is an established mixed use location home to a variety of business occupiers including STG Aerospace, Zodiac Aerospace and Gwent Police. The 4 Star Parkway Hotel is situated at the entrance to the Park providing conference and leisure facilities.

Other nearby occupiers include Screwfix, Toolstation, Malvern Tyres and Greggs. Cwmbran 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.







## Description

Units 4 and 5 John Baker Close is a prominent open plan showroom warehouse of steel portal frame construction with blockwork / brickwork and profile sheet clad elevations, under a pitched roof.

The unit benefits from two storey office accommodation, WCs and kitchen facilities. The unit further benefits from LED lighting, minimum eaves height of 4.2 m and maximum eaves height of 6.55 m, single level electric roller shutter door, measuring 4 m x 3.7 metres.

## Further information

**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.

Book a viewing


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## Accommodation:

| Unit | Property Type | Size (sq ft) | Availability | PCM Rent (£) | EPC |
|---|---|---|---|---|---|
| 4 & 5 | Warehouse | 11,430 | Coming soon | 8,100 | C |
| Total | | 11,430 | | | |

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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