

**To Let / May Sell.**



**Open Plan Office Space . 24,968 sq ft .**

**Glyndwr House, The Mall, Glyndwr Road, Cwmbran, NP44 1PX.**

## Description.

The available accommodation within the property comprises the first and second floors. Offering a predominantly open plan space, the second floor also benefits from ancillary private offices / meeting rooms that benefit from excellent natural light.

The specification includes demised male and female WCs, carpeted floors, double glazed windows and lift facilities.

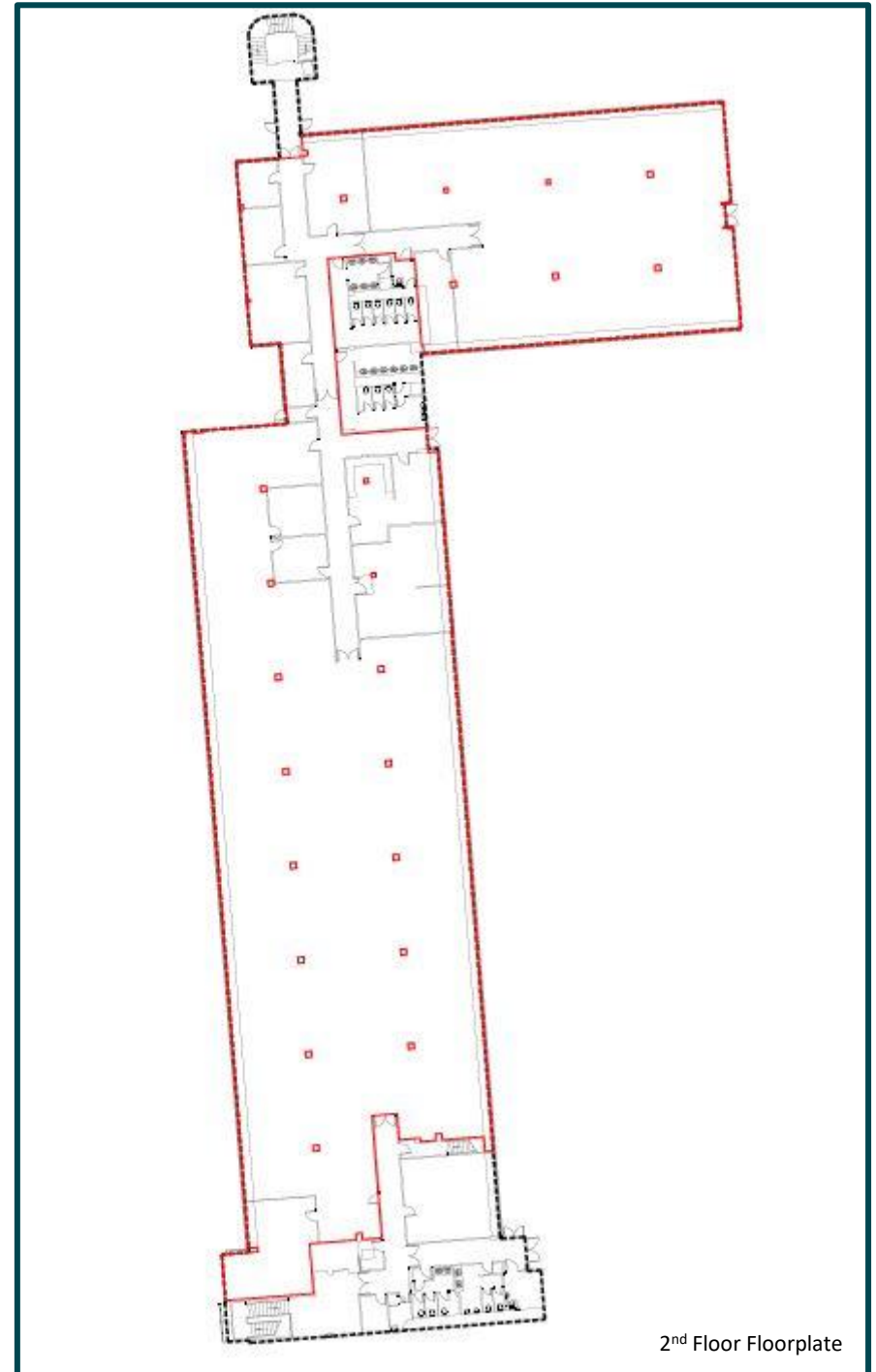
## Location.

Glyndwr House enjoys a prime location in Cwmbran, which is just 4 miles from J26 of the M4 Motorway via A4051. Rail access is via Cwmbran train station, which is located 0.5 miles to the North of the property.

Located to the eastern edge of the shopping complex, the property benefits from excellent access to the various shops, cafes and restaurants.

## Accommodation.

Approx. NIA	Sq Ft	Sq M
2nd Floor	19,291	1,792.19
1 <sup>st</sup> Floor	4,372	406.17
Ground Floor	1,305	121.24



2<sup>nd</sup> Floor Floorplate



## Availability.

The property offers a 24,968 sq ft floor plate, which is capable of subdivision. Please contact the agents for the latest opportunities.

## Terms.

The property is available on a new effective full repairing and insuring lease on flexible terms. The property is also available for sale on a long-leasehold basis.

## Car Parking.

The property benefits from free car parking within the neighbouring multi-storey car park.

## EPC.

Energy Performance Certificate Asset Rating 'C' (69). A copy of the certificate is available upon request.

## Rent.

Quoting Rent is £7.50 per sq ft per annum.

## VAT.

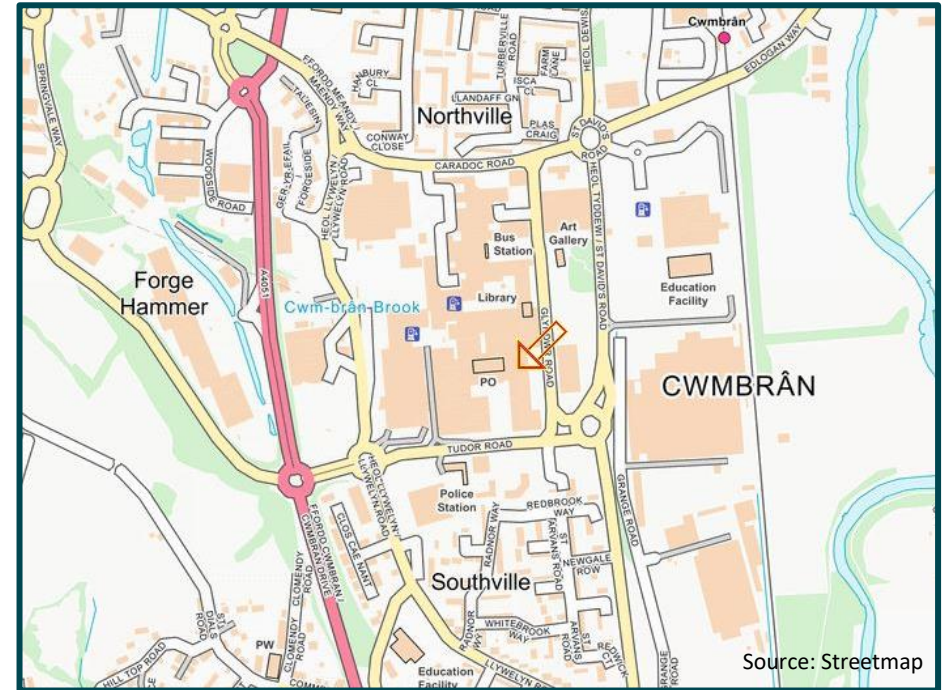
The property is elected for VAT that will be payable on the rent and service charge at the prevailing rate.

## Service Charge.

The ingoing occupier will be responsible for a proportion of the service charge cost in maintaining the common parts of the building and the estate.

## Business Rates.

The tenant is responsible for the payment of the business rates.



# Contact.

For further information, or to arrange a viewing, please contact the agents.



Cardiff

029 2049 2492

[KnightFrank.co.uk](https://www.knightfrank.co.uk)

## MARK SUTTON

029 2049 2492

07919 395593

[mark.sutton@knightfrank.com](mailto:mark.sutton@knightfrank.com)

## TOM EDDOLLS

020 2044 0158

07976 730173

[tom.eddolls@knightfrank.com](mailto:tom.eddolls@knightfrank.com)

## August 2023 - SUBJECT TO CONTRACT

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Particulars dated August 2023. Photographs dated August 2023..

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