

TO LET.



New build opportunity.
Detached warehouse unit.
53,660 sq ft (3.25 Acres).
Christopher Grey Court, Llantarnam Park, Cwmbran, NP44 4PW.

Location.

Llantarnam Business Park is regarded as the premier commercial location within Cwmbran. It is accessible from the M4 being located only 3 miles north of Junction 26, 25 and 25A of the M4 motorway and accessed via the A4042. Cwmbran Town Centre is a mile to the north of the Park offering a wide selection of retail and leisure.

The estate is a popular mixed-use business destination including a strong presence of companies in the aeronautical, electronic, software and high-tech sectors. Major occupiers include Safran Seats, Concordia, Electropark, South Wales Police, Torfaen Council and Hyder Consulting.

Description.

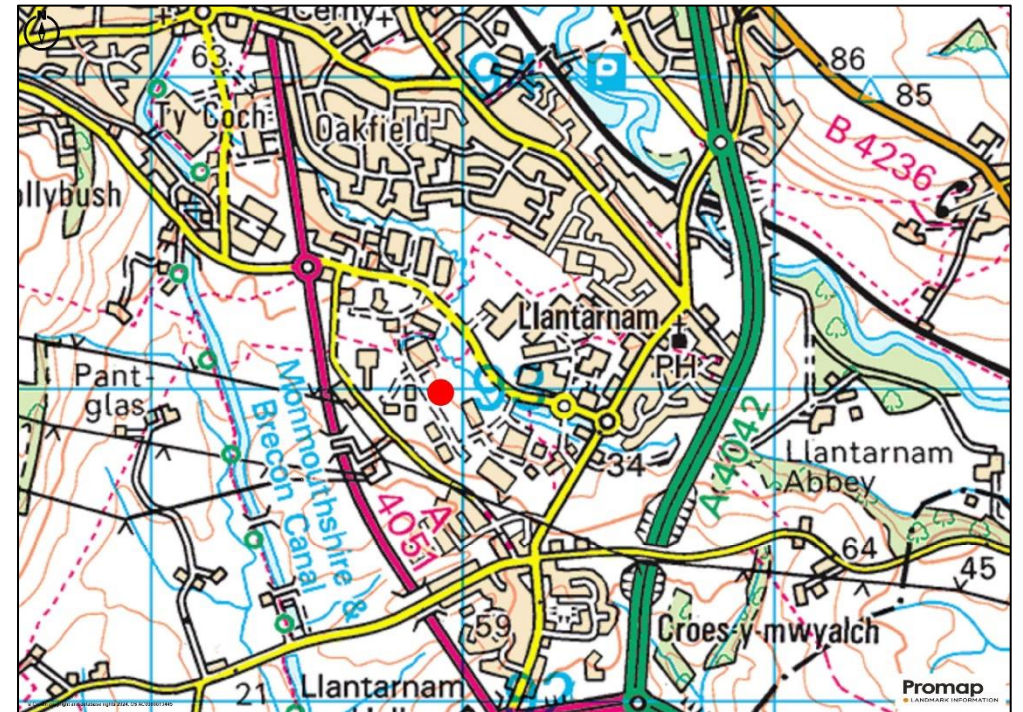
It is proposed that this new build warehouse / industrial unit will be of steel portal frame construction and will benefit from the following:

- 12m min eaves height
- Two storey office accommodation
- Securely fenced loading yard
- 71 car parking spaces
- 5 level access doors
- Solar Panels
- EPC Target Rating of A

Accommodation.

The unit comprises a total Gross Internal Area:

Approx. GIA	Sq Ft	Sq M
GF Office & Production / Storage	49,380	4,587.5
FF Offices	4,280	397.6
TOTAL	53,660	4,985.2



Contact.

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



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FEBRUARY 2024- SUBJECT TO CONTRACT

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