



To Let

Newly Refurbished Business Park Offices

Oakeley House, The Pavilions, Cwmbran, NP44 3FD

- Refurbished 1st floor office suite
- 2,160 sq ft (200.67 sq m)
- Generous on-site car parking
- BREEAM Excellent / EPC 'B' rating

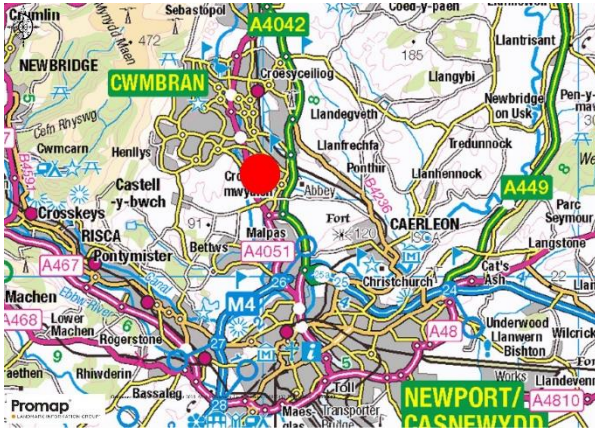
029 2049 2492

3 Assembly Square, Britannia Quay, Cardiff, CF10 4PL
email: cardiff@knightfrank.com

Location

The property is located approximately 3 miles north of Junctions 25A and 26 of the M4 within Llantarnam Park which is a popular mixed-use business destination.

The location provides good access to the main A4042 road south to Newport and north to Abergavenny and Pontypool.



Description

The property comprises a two storey detached office building. Internally the property is split to provide two floors of office accommodation with refurbished WC facilities on each floor and shower facilities on the ground floor.

Externally, the property benefits from ample car parking that is available with the office suite. To the rear of the property there is additional car parking that is available by way of separate licences.

Access to the business park is via a security barrier, providing a secure business location.

Specification

The suite benefits from the following specification:

- Raised floors
- Suspended ceilings
- Recessed lighting
- Passenger lift
- 8 car parking spaces

Terms

The property is available by way of a new lease. Quoting terms available on request.

Accommodation

The available suite is on the first floor.

	sq ft	sq m
First Floor	2,160	200.67

Approximate net internal floor measured in accordance with RICS Guidelines.

Service Charge

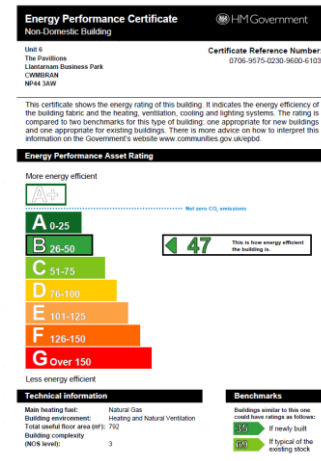
Details available on request.

Rateable Value

The tenant will be responsible for the payment of business rates. Interested parties are advised to contact Torfaen County Borough Council.

Energy Performance Certificate

EPC Rating B (47).



Viewing

Strictly by appointment with sole agent Knight Frank LLP on 029 2049 2492.

Mark Sutton – mark.sutton@knightfrank.com

Rachael Brown – rachael.brown@knightfrank.com

Subject to Contract

Details 07/19

Photography 06/19

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