



UNIT 13

COURT ROAD INDUSTRIAL ESTATE

CWMBRAN, TORFAEN, NP44 3AS



TO LET

Unit 13 - 6,151 sq ft

 Trade counter/warehouse unit

 Established industrial/trade location

 Well known occupiers on-site

 Good transport links



FI REAL ESTATE
MANAGEMENT

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UNIT 13

COURT ROAD INDUSTRIAL ESTATE

LOCATION

Cwmbran is a busy town located in South East Wales, approximately 5 miles from Newport and 18 miles from Cardiff. The town has a population of around 50,000 and has good road communications, being located 4 miles from junction 26 of the M4. The town also has good rail links.

The property is located on Court Road Industrial Estate, in close proximity to the town centre and all the amenities it offers.

The estate is home to a range of established industrial and trade counter operators including Rexel, Johnstone's Paint, Compressor Systems and MG's Carpets & Rugs.

DESCRIPTION

The property provides an industrial/warehouse unit of steel portal frame construction with profile metal sheet/brickwork clad elevations, under a pitched roof.

The warehouse benefits from a concrete floor, a mixture of halogen and strip lighting, gas heating, a minimum eaves height of 4.0m and a roller shutter door measuring 4.2m wide by 4.0m high.

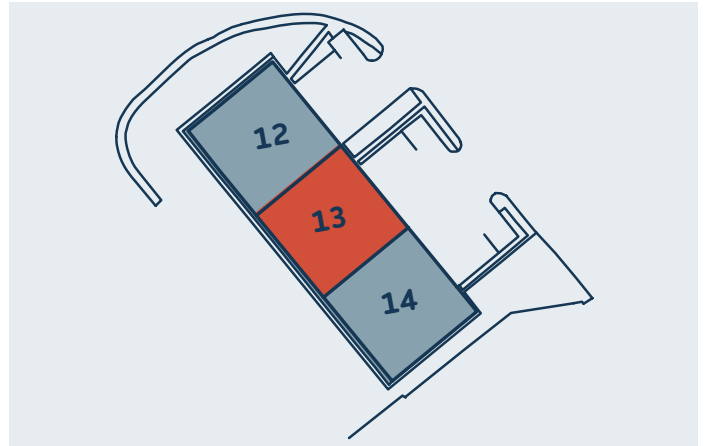
The unit benefits from all mains services including 3 phase electricity.

In addition, offices are provided at ground floor. These benefit from wall mounted power and telephone points, strip lighting, carpeting and electric storage heaters.

Externally the property benefits from loading and parking areas to the front of the unit.

ENERGY PERFORMANCE CERTIFICATE

EPC - D - 77



Plans are provided for identification purposes only and are not to be relied upon for any other purpose.



ACCOMMODATION	SIZE SQ FT	SIZE SQ M
Unit 13	6,151	571.45
TOTAL	6,151	571.45

RATING ASSESSMENT

We recommend that interested parties contact Torfean Council on 01495 762200 for information relating to business rates and costs.

To arrange a viewing, please contact



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