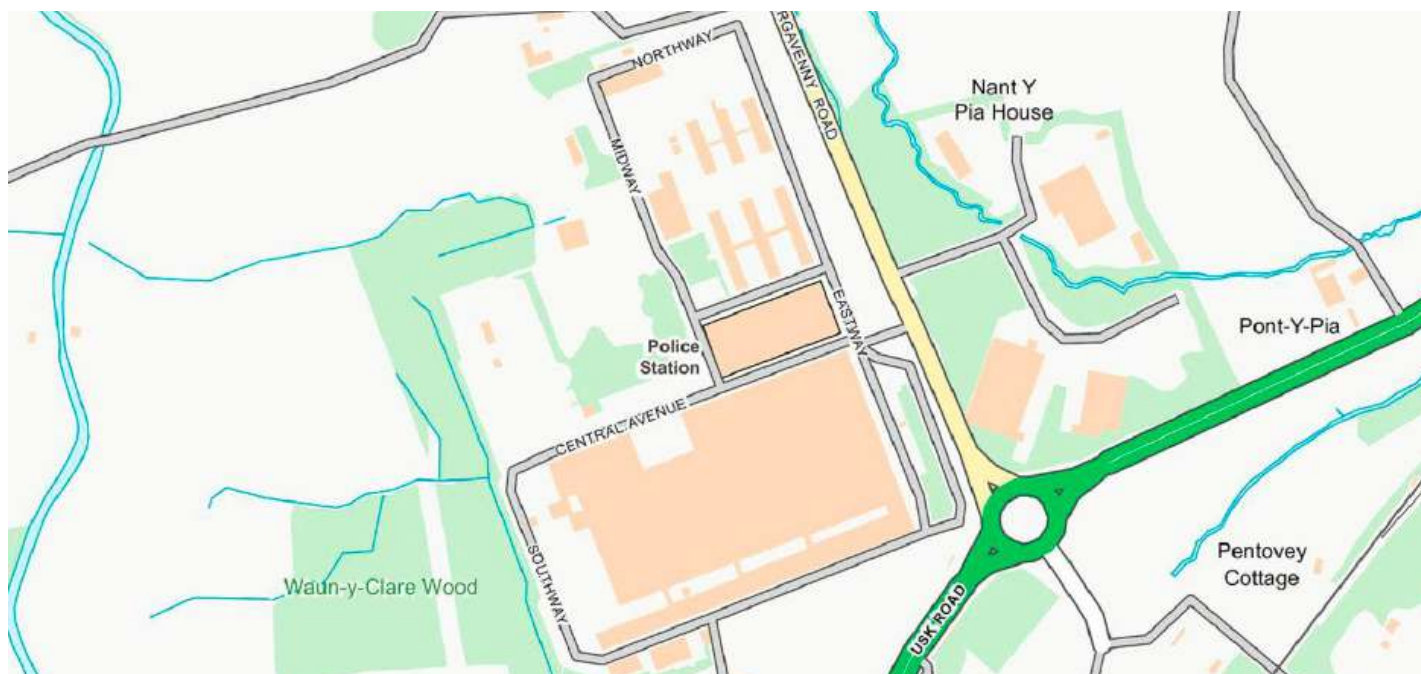


OFFICE SUITES, MAMHILAD PARK ESTATE
PONTYPOOL, NP4 0HZ



**A RANGE OF HIGH QUALITY OFFICE SUITES
SET ON A PROMINENT SOUTH WALES BUSINESS PARK**



- High quality office suites on prominent South Wales business park
- A range of on site facilities including crèche and restaurant
- Direct access to the A4042 dual carriageway leading to Newport and the M4 motorway

LOCATION

Mamhilad Park Estate is situated to the east of Pontypool and adjacent to the A4042 dual carriageway.

The A4042 provides direct links to Newport, Junction 25/26 of the M4 to the south, and the A465 heads of the valley road to the north.

DESCRIPTION

Mamhilad Park Estate offers a range of flexible and refurbished office accommodation. Generally the refurbished office specification comprises:

- Suspended ceilings
- Recessed lighting
- Carpet floor coverings
- Perimeter trunking
- Gas central heating
- On site crèche and restaurant

There is a generous provision of car parking available on site

ACCOMMODATION

Various office suites are available across the Estate. Please enquire for further details.

PARKING

There is a generous parking provision on site.

TERMS

The office suites are available on new full repairing leases for a period to be agreed by way of a service charge.

PRICE

Price on application.

SERVICE CHARGE

TBC

VAT

VAT will be charged on the rent.

RATES

For further information, please contact the Commercial Rates Department of Torfaen Council on 01495 762200.

LEGAL COSTS

Each party to pay their own legal costs in the transaction.

EPC RATING

Block A Caerleon House EPC rating of D/88

Block C Caerleon House EPC rating of D/91

Mamhilad House EPC rating of C/71



VIEWING

Strictly by appointment with sole agents:-

Tim Lawley tim.lawley@coark.com 02920 346372

Rhys Price rhys.price@coark.com 02920 346374

REF: 41183 – DEC 2018

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 www.coark.com

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