



Office Suites

Mamhilad Park Estate, Pontypool, NP4 0HZ

To Let: Flexible & refurbished office accommodation in an attractive campus style environment

180 to 4,400 sq ft
(16.72 to 408.77 sq m)

- On site Gym, Crèche and Cafe
- Abundant free parking
- Air Conditioning (in part)
- Landscaped and green surroundings
- EV charging points
- Management team based on site
- Safe and secure environment
- Only 10 minutes from the M4 motorway
- Fibre internet

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Summary

Available Size	180 to 4,400 sq ft
Rent	£12.50 - £14 per sq ft
Rates Payable	£6.61 per sq ft For further information, please contact the Commercial Rates Department of Torfaen Council on 01495 762200.
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (64)

Description

Mamhilad Park Estate offers a range of flexible and refurbished office accommodation in a green campus style environment.

The specification includes;

- Suspended ceilings
- Recessed lighting
- Perimeter trunking
- Gas central heating
- Fibre internet
- Abundant parking

There are additional meeting rooms, shower, and kitchen facilities available, as well as an on site crèche, café and gym.

In addition, there are a number of small office spaces available to rent with prices starting from £300 pcm.

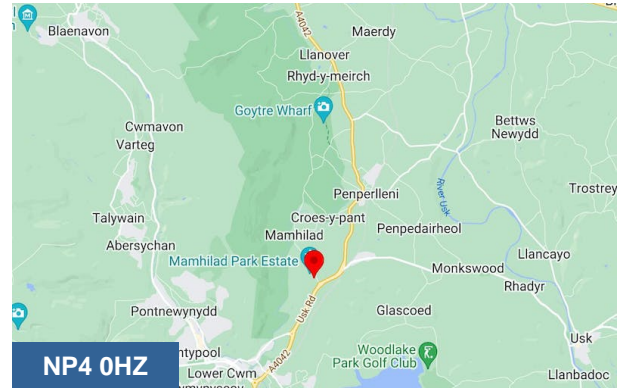
Location

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.

Accommodation

Name	sq ft	sq m	Availability
1st - Floor South Mamhilad House C	4,400	408.77	Available
1st - Floor South, Mamhilad House A	4,200	390.19	Available
1st - Floor South Mamhilad House A	4,200	390.19	Available
1st - Floor South Mamhilad House A	4,200	390.19	Available
Total	17,000	1,579.34	



Viewing & Further Information



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