



Flexi-Offices

Mamhilad Park Estate, Pontypool, NP4 0HZ

**To Let: Fully equipped
flexible office suites set in
an attractive landscaped
environment**

130 to 970 sq ft
(12.08 to 90.12 sq m)

- Rent from £300 per month
- Flexible terms
- Furnished suites
- Abundant parking
- Suspended Ceilings
- Recessed Lighting
- Gas Central Heating
- On site amenities

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Summary

| | |
|----------------|------------------------------------|
| Available Size | 130 to 970 sq ft |
| Rent | £300 - £1,600 per month |
| Business Rates | N/A |
| Service Charge | Inclusive in Rent |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | C (64) |

Description

Mamhilad Park Estate offers a range of flexi-office solutions, that have proved to be enormously popular, with over 50 SME's opting for the flexi-rent package.

Mamhilad Park Estate is a busy campus-style hub with an on site crèche, restaurant and gym, and a generous provision of car parking available on site.

The flexi- office suites are available on an all inclusive rent that includes service charge and utilities (but excluding internet costs).

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

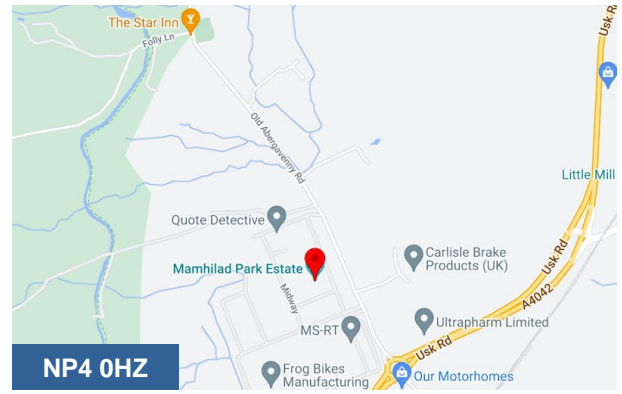
| Name | sq ft | sq m | Availability |
|-----------------|--------------|---------------|--------------|
| Ground - Office | 1,320 | 122.63 | Available |
| Total | 1,320 | 122.63 | |

Specification

- Suspended ceilings
- Recessed lighting
- Carpet floor coverings
- Perimeter trunking
- Gas central heating

Viewings

Strictly by appointment with sole agents Cooke & Arkwright.



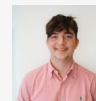
Viewing & Further Information



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