



Cantref Court

Brecon Road, Abergavenny, NP7 7AX

**To Let / For Sale: Office
located in a prominent
location, with alternate use
potential**

1,250 to 5,000 sq ft
(116.13 to 464.52 sq m)

- Freehold investment / development opportunity
- Prominent location on A40 Brecon Road
- Kitchen & Toilet Facilities
- Parking
- Gas central heating
- Alternate use potential
- Flexible terms
- Site area: 0.29 acres

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Summary

Available Size	1,250 to 5,000 sq ft
Rent	£8 - £9.50 per sq ft
Price	£550,000
Rates Payable	£4.92 per sq ft
Service Charge	£2.80 per sq ft c. £3,500 pa, per unit (excluding utilities).
Car Parking	Allocated Parking
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (62)

Description

Self contained ground and first floor office accommodation, with each suite benefiting from a dedicated entrance and parking.

Each suite also benefits from toilet and kitchen facilities.

The ground floor is currently configured as a single unit, but can be offered as two separate suites.

Location

The property is located 1.5 miles from Abergavenny Town Centre, a thriving market town, located 15 miles from Monmouth, and situated on the boundary of the Brecon Beacons National Park.

Abergavenny offers Train and Bus Stations, with numerous amenities located in the immediate vicinity.

The property is situated in a highly visible position on the roundabout off the A40 Brecon Road.

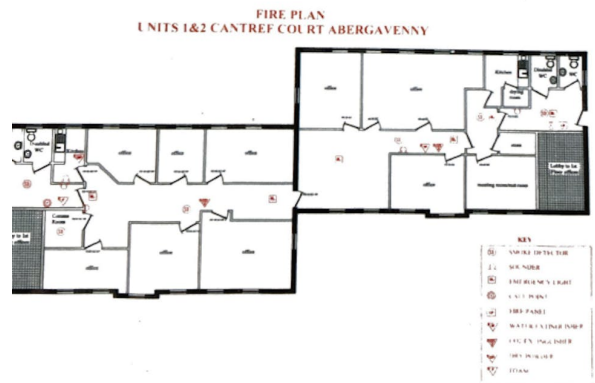
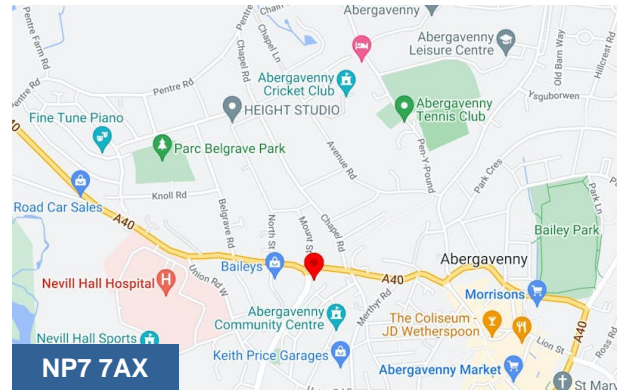
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Suite 1	1,250	116.13	Available
Ground - Suite 2	1,250	116.13	Available
1st - Suite 3	1,250	116.13	Available
1st - Suite 4	1,250	116.13	Let
Total	5,000	464.52	

Lease information:

Suite 4: £16k pa, expiring 6th Feb 2025. FRI by way of S/C.



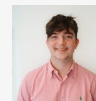
Viewing & Further Information



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