Units 5&6

Hill Street Industrial Estate, Cwmbran, NP44 7PG

Industrial Accommodation to Let

1,500 to 3,000 sq ft
(139.35 to 278.71 sq m)

- Popular trading location with a range of occupiers and uses
- Benefits from prominence onto the A4051
- Excellent transport links, 3 miles from Junction 25a and 26
- Units include warehouse, welfare and a small kitchenette
- Available immediately and can be let individually or combined
- Single level roller shutter and predestrian entrance

Summary

Available Size	1,500 to 3,000 sq ft
Rent	£11.00 per sq ft £16,500 per annum
Rates Payable	£10,818.50 per annum Currently assessed as combined units. If split would be subject to reassessment
Rateable Value	£19,250
Service Charge	TBC
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	E (117)

NP44 7PG

Location

The units located in Hill Street Industrial Estate, Cwmbran approximately 3 miles north of Junctions 25A and 26 of the M4 Motorway. Hill Street is a popular industrial location situated 4 miles south of Cwmbran Town Centre.

Cwmbran has a population of approximately 48,000 and benefits from an excellent range of amenities including Cwmbran Shopping centre.
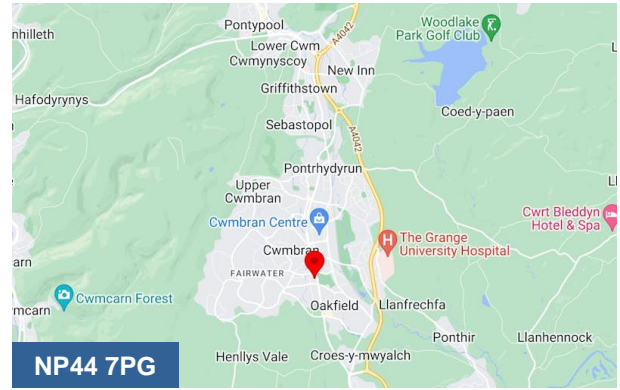
Description

The property compromises a terrace of 4 adjoining units of steel portal frame construction that are brick faced with profile clad elevations arranged under a pitched roof. The units have suspended lighting, solid concrete floors and single loading doors.

Units 6 benefits from a mezzanine with additional storage and office provision. Externally each unit benefits from tarmacked loading and parking area.

Accommodation

The accommodation comprises the following areas:

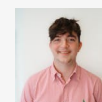| Name	sq ft	sq m	Availability
Unit - 5	1,500	139.35	Available
Unit - 6	1,500	139.35	Available
Total	**3,000**	**278.70**	

Viewing & Further Information

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