

Mileway

Avondale Industrial Estate - Office Pontrhydyrun

Available to Let
Office
2,783 sq ft (259 sq m)



5 miles north of Cardiff

Car parking

Ground floor office suite

Easy access to the M4 motorway

Avondale Industrial Estate - Office

Avondale Road Pontrhydyrun NP44 1UG



Description

Unit 9A is a ground floor self-contained office suite at Avondale Industrial Estate. The property benefits from an internal reception area, 2 meeting rooms, 3 offices, open plan office, staff room and WC facilities. Externally, there is on-site car parking available.

Location

Cwmbran is a well-established business location 5 miles north of Newport, 17 miles east of Cardiff and is the principal town within the unitary authority of Torfaen County Borough Council. Avondale Industrial Estate is situated to the north of Cwmbran town centre with frontage to Avondale Road. There is easy access to the M4 motorway via the A4051 or A4042 dual carriageway linking to junctions 26 and 25a respectively.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

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Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Unit 9A	Office	2,783	259	Immediately	£1,430 PCM
Total		2,783	259		

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