

FULLY REFURBISHED INDUSTRIAL PREMISES

1,830.19 sq m (19,700 sq ft)

UNIT 7

AVONDALE
INDUSTRIAL ESTATE
CWMBRAN, NP44 1UD

CURRENTLY
UNDERGOING
REFURB



* COMPUTER GENERATED IMAGE

- / Warehouse / industrial unit set within secure site of 0.48 hectares (1.18 acres)
- / Fully refurbished warehousing with large surfaced yard

- / Established business location 2.5 miles north of Cwmbran
- / 3 level access loading doors

Hansteen

 CUSHMAN &
WAKEFIELD

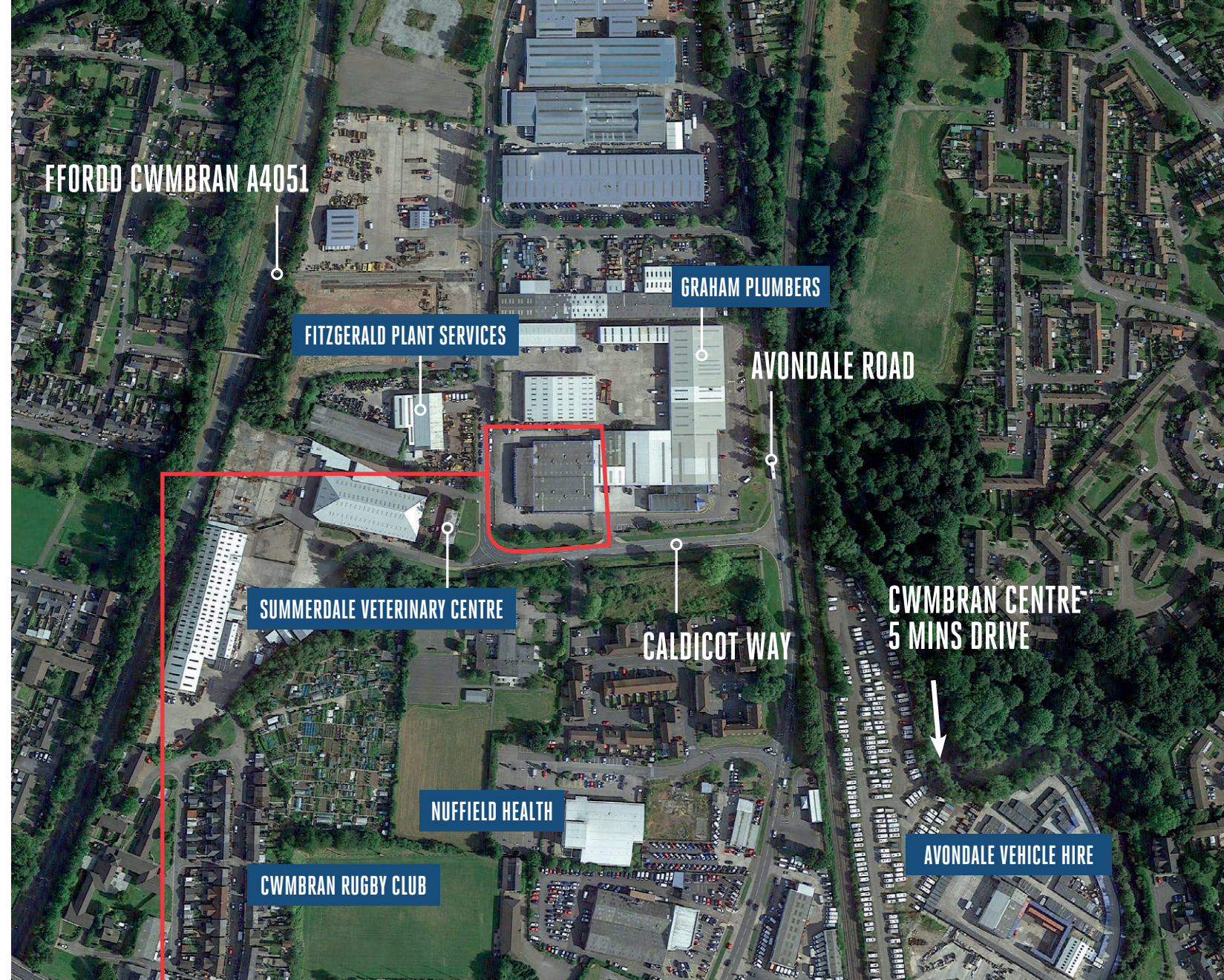
UNIT 7

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INDUSTRIAL ESTATE
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LOCATION

Avondale Industrial Estate is a well-established business, manufacturing and distribution location situated 2.5 miles north of Cwmbran town centre and within easy access of Junctions 25A and 26 of the M4 motorway, approximately 5.5 miles to the south (via the A4042 and A4051). Estate occupiers include a mix of national trade counter, manufacturing, storage, distribution operators.

Unit 7 is prominently situated at the southern end of the estate, at the junction of Avondale Way and Caldicot Way, which lead to Avondale Road in turn.



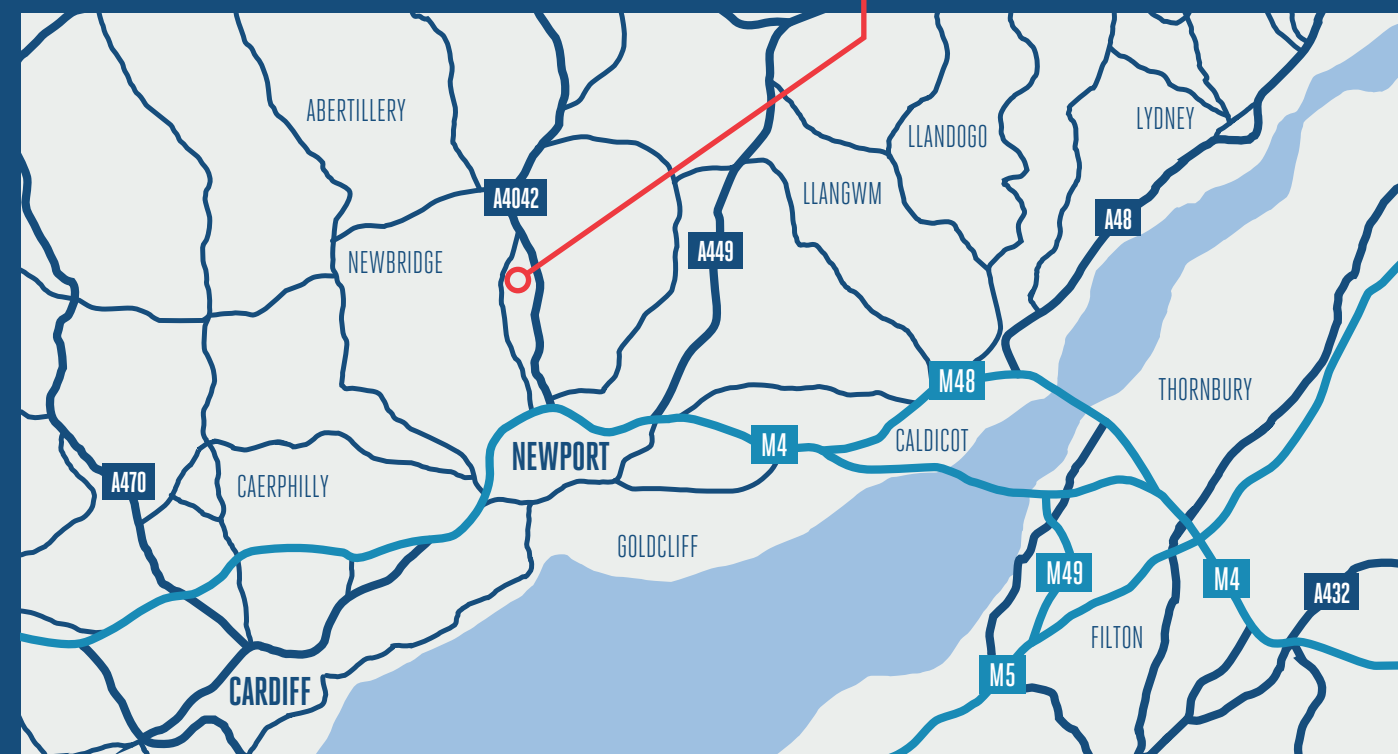
DESCRIPTION

The property comprises a fully refurbished, self-contained warehouse of steel portal frame construction clad in profiled steel sheeting and a pitched roof incorporating 10% translucent roof lighting panels.

The warehouse provides a clear production / stores area. There are a total of 3 level access loading doors opening onto the front elevation, all facilitating vehicular access from an enclosed (fenced) yard area.

Single storey office accommodation is situated to the side elevation of the warehouse, incorporating reception area, meeting room, WCs and kitchen point. The office / ancillary accommodation is finished to a good standard, having been refurbished, with specification including double glazed uPVC framed windows, suspended ceiling and gas fired central heating.

The yard area is fully fenced and surfaced and is accessed via a single set of double access gates. In addition, there is a row of car parking spaces to the side of the property, within the enclosed yard. The total site area is approximately 0.48 hectares (1.18 acres).



ACCOMMODATION

The property has an (approximate) gross internal floor area of 1,830.19 sq m (19,700 sq ft).

TENURE

The premises are available by way of a new lease, for a term of years to be agreed. Full terms are available on application.

SERVICES

We understand that all mains services including gas, 3 phase electricity, mains water and drainage are available to the property.

Interested parties are advised to make their own enquiries regarding suitability, connectivity and capacity.

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EPC

A copy of the energy performance certificate will be made available to interested parties upon completion of the refurbishment works.

RATEABLE VALUE

Rateable value is to be re-assessed.

LEGAL COSTS

Each party will be responsible for their own legal costs and surveyor costs incurred in the transaction.

VAT

VAT will be charged on all costs.

FOR FURTHER INFORMATION AND TO ARRANGE INSPECTION PLEASE CONTACT:

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