



Suite 13, Brecon House, Llantarnam Park, Cwmbran, NP44 3AB

Office To Let - Suitable for a range of uses subject to planning

Summary

Tenure	To Let
Available Size	9,079 sq ft / 843.47 sq m
Rent	£99,869 per annum Exclusive
Service Charge	£30,356.20 per annum Budget for year ending September 2026
Rates Payable	£4,430.40 per annum based on 2026 Valuation
Rateable Value	£7,800
EPC Rating	D (84)

Key Points

- Self-contained office building (former medical and administration centre)
- Comfort cooling
- Generous on-site car parking
- Alternative uses considered including creche / day nursery and training (subject to planning)
- Ground floor
- Rear portal frame extension offering additional training / test / break out area
- New Lease available

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Rateable Value	£7,800
Service Charge	£30,356.20 per annum Budget for year ending September 2026
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£589 per annum Premium for year ending December 2024
EPC Rating	D (84)

Description

Established business park location with excellent road links. Self-contained office / former medical and administration centre - alternative uses considered. The accommodation comprises a mix of open plan and cellular office / meeting rooms with a portal frame extension - formerly used as a children's play / break -out area - could suit other uses such as test / lab. space or training area.

Location

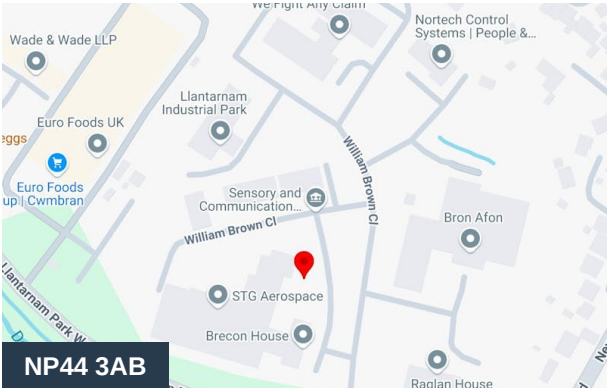
Llantarnam Park is located 4 km (2.5 miles) south of Cwmbran Town Centre and 3.9 km (2.4 miles) from Junction 26 of the M4 Motorway. The Park is an established mixed use location home to a variety of business occupiers including STG Aerospace, Zodiac Aerospace, Gwent Police and Greggs. The 4 Star Parkway Hotel is situated at the entrance to the Park providing conference and leisure facilities.

Specification

- Self-contained office building (former medical and administration centre)
- Ground floor
- Comfort cooling
- Rear portal frame extension offering additional training / test / break out area
- Generous on-site car parking

Terms

Suite 13 is available by way of a new Lease for a term of years to be agreed.



Viewing & Further Information

 **Henry Best**
07738 960012
henry@jenkinsbest.com

 **Tom Rees**
07557 161491
tom@jenkinsbest.com

 **Craig Jones**
07867 393494
craig@jenkinsbest.com

 **Amelia Nicholas**
07703 975 677
amelia@jenkinsbest.com

Tom Eddolls (Knight Frank)
07976730173