

Brecon House

LLANTARNAM PARK, CWMBRAN,
SOUTH WALES, NP44 3AB

FULLY REFURBISHED OFFICES
SUITES WITH PARKING

To Let

www.breconhouse.uk

M7

Real Estate

AN M7 INVESTMENT GROUP COMPANY

Location

Brecon House is prominently located on the main estate road on Llantarnam Park, Cwmbran, approximately 3 miles north of Junctions 25A and 26 of the M4 Motorway.

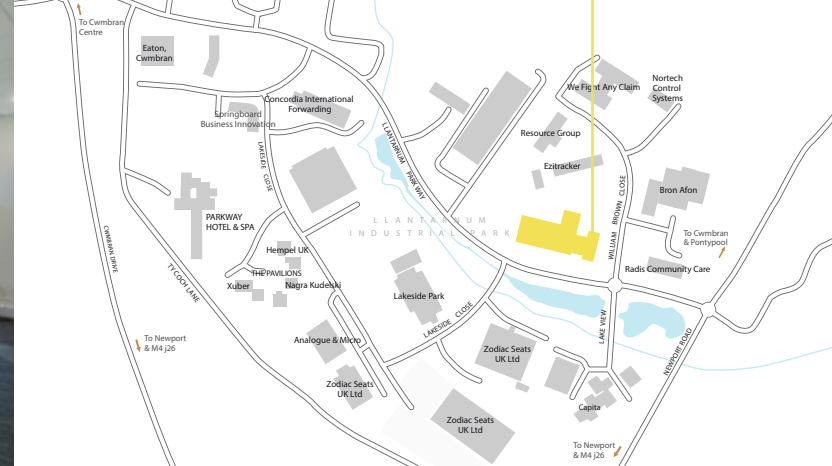
Llantarnam Park is a popular and well established business park, situated just 1.5 miles south of Cwmbran town centre. Occupiers on Llantarnam Park include Nagra Kudelski, Concordia, Bron Afon Housing Association and Capita.

Cwmbran Retail Park is also situated in close proximity where there are a range of retailers including Next, Costa and B&Q.

Description

Brecon House provides high quality office accommodation in an attractively landscaped environment. Individual suites are accessed via fully manned central reception, which is provided with a concierge during normal office hours.

Each suite is self-contained and has been comprehensively refurbished throughout to provide quality modern offices with their own kitchen / tea points within a well-managed property in an attractive business park. The property also benefits from a communal meeting room that is exclusively for tenant use.





Specification

A comprehensive refurbishment of the vacant suites has just been undertaken, and the accommodation benefits

- o Air conditioning
- o Recessed LED lighting
- o New carpets and finishes throughout
- o Perimeter trunking*
- o Suspended ceilings
- o 24 hour access
- o Concierge
- o Bike store
- o Car park
- o Shower facility

*Can be installed upon request

Accommodation

Current availability within Brecon House is as follows:

(Measured in accordance with RICS Professional Statement 'Property Measurement,' 1st Edition on a IPMS 3 basis.)

SUITE	SQ M	SQ FT
1	147.3	1,586
6	116.5	1,255
7	208.1	2,240
11 / 12	253.4	2,728
TOTAL	725.3	7,809

Lease Terms

The offices are available to let by way of a new lease, on an effective full repairing and insuring basis (by way of a building service charge) for a term to be agreed.

Further information is available from the letting agents.



Further Information

All enquiries contact the joint agents:



Henry Best
henry@jenkinsbest.com
029 2034 0033

Anthony Jenkins
anthony@jenkinsbest.com
029 2034 0033



Mark Sutton
mark.sutton@knightfrank.com
029 2044 0135

Tom Eddolls
tom.eddolls@knightfrank.com
029 2044 0158



Rent

Upon application to agents.

Car Parking

Brecon House benefits from an excellent car parking ratio of 1 space per 227 sq ft (1:21 sq m)

Business Rates

Tenant to be responsible for all commercial rates payable. We encourage interested parties to make their own enquiries via Torfaen County Borough Council non domestic Rates Department on 01495 766125.

Building Service Charge

Tenant to be responsible for a fair proportion of the building service charge. Further details upon application to agents.

Energy Performance Certificate

Full details of the Energy Performance Certificates for the vacant suites are available upon request.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in the transaction.

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