



TO LET

Units 4 and 5, John Baker Close,
Cwmbran, **NP44 3AX**

Prominent Trade Counter and Distribution Warehouse - Under refurbishment

- Prominent unit visible from A4021
- Unit adjacent to Screwfix, Toolstation and Howden
- Two storey offices block including kitchen and W's
- Minimum eaves height 4.2 metres
Maximum eaves height 6.55 m
- Single level electric roller shutter door, width 4 metres, height 3.7 metres
- Established trade distribution location
- 3 miles from M4 Motorway- Jct 26
- The unit has B2 & B8 Planning



Size

11,430 sq ft (1,061.88 sq m)

Rent

£97,155 per annum payable quarterly
in advance

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 and Gwent Police. The 4 Star Parkway Hotel is situated at the entrance to the Park providing conference and leisure facilities. Other nearby occupiers include Screwfix, Toolstation, Malvern Tyres and Greggs.

Cwmbran is the principal town within the unitary authority of Torfaen County Borough Council. The population of Cwmbran itself is approximately 46,915 (2011 Census) and is the sixth largest urban area in Wales. There are approximately 220,000 living within a 15 minute drive time.

Connectivity

Road

M4 J.26	2.4 miles
A4051	0.1 miles



Train Stations

Cwmbran	2.4 miles
Cardiff Central	17 miles



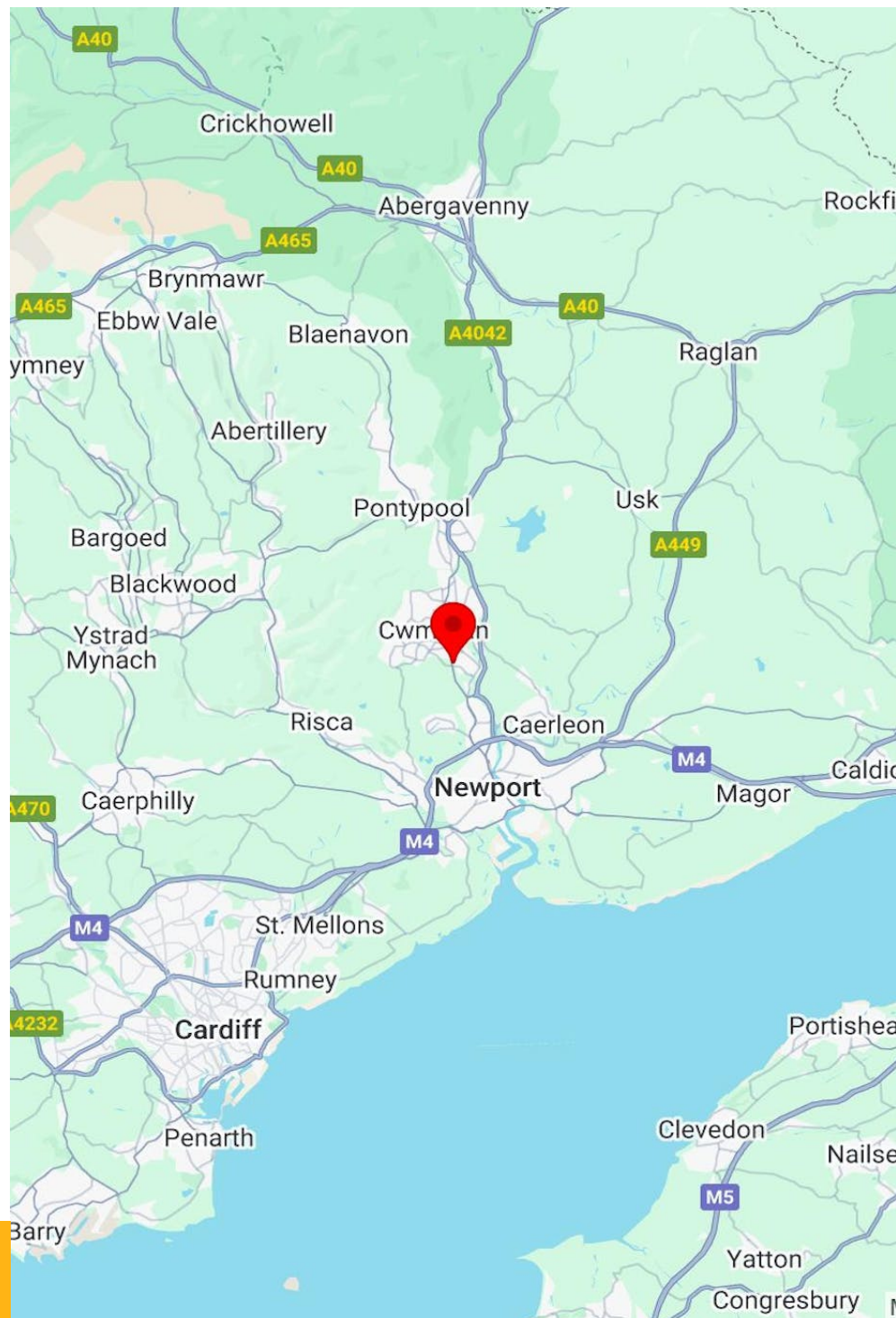
Airports

Cardiff Airport	28 miles
Bristol Airport	37 miles



Water

Port of Newport	6 miles
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Description

Prominent Trade / Distribution / warehouse unit. Visible from A4021.

Steel portal frame construction with blockwork / brickwork and profile sheet clad elevations, under a pitched roof.

The unit provides open plan showroom warehouse accommodation with 2 storey office block at the front of the unit with WCs and kitchen facilities.

- Well located warehouse - close proximity to M4 Motorway
- LED lighting
- Minimum eaves height 4.2 metres. Maximum eaves height 6.55m
- Single level electric roller shutter door, width 4 metres, height 3.7 metres
- 24 hour access
- Established distribution location -4 miles from M4 Motorway (J.25)

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
4 & 5	11,430	1,062
TOTAL	11,430	1,062

Specification



EPC: C (54)



Minimum clear internal height (m): 4.2



Kitchen



Car Parking



Loading Doors (Surface level): 1



Maximum clear internal height (m): 6.55

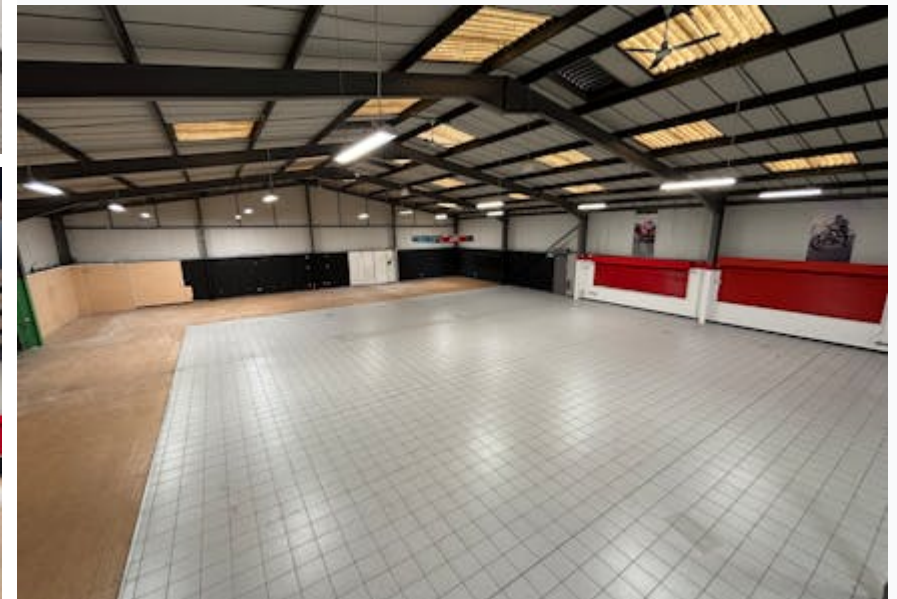


Showers





Units 4 and 5, John Baker Close,
Cwmbran, NP44 3AX



Sat Nav. NP44 3AX

HOWDENS

SCREWFIX

TOOLSTATION

///admiral.loved.whites



Terms

Units 4 and 5 are available by way of a new full repairing and insuring Lease for a term of years to be agreed.

Rent

£97,155 per annum payable quarterly in advance

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £57,000
Rates Payable: £32,034 per annum Based on 2023 Valuation

Service charge

£7,200 per annum Budget Year End June 2026

Insurance

£2,470.03 per annum Insurance premium for the Year Ending June 2026

Legal Costs

Each party to bear their own costs. However, if the tenant uses the Landlord's In-House Lease a contribution of £175 plus VAT is applicable

EPC

C (54)

VAT

Applicable

Availability

Available Immediately

Contact

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Best**
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These particulars do not constitute any part of an offer or contract.

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Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.