



Unit A, Grange Road, Cwmbran, NP44 3XX

Well located warehouse with 7 No. loading doors and yard

Summary

Tenure	To Let
Available Size	25,864 sq ft / 2,402.84 sq m
Rent	£150,000 per annum VAT payable in addition.
Service Charge	N/A
Business Rates	To be assessed
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Key Points

- Prominent unit close to town centre
- Minimum eaves height 7.5 metres
- Secure yard
- 7 No. electric level loading doors of 5 metres (high) x 4 metres (wide)
- Maximum eaves height 10 metres

Unit A, Grange Road, Cwmbran, NP44 3XX

Summary

Available Size	25,864 sq ft
Rent	£150,000 per annum VAT payable in addition.
Business Rates	To be assessed
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Building insurance premium to be confirmed
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

Warehouse / light industrial unit with new roof / cladding and 7 No. level loading doors.

Location

Cwmbran is a well-established business location about 5 miles north of Newport, 17 miles east of Cardiff and is the principal town within the unitary authority of Torfaen County Borough Council. The population of Cwmbran itself is approximately 47,075 (2021 Census) and is the sixth largest urban area in Wales. There are approximately 220,000 living within a 15 minute drive time. Avondale Industrial Estate is situated to the east of Cwmbran town centre with frontage to Grange Road. There is good access to the M4 motorway via the A4051 or A4042 dual carriageway linking to junctions 26 and 25a respectively.

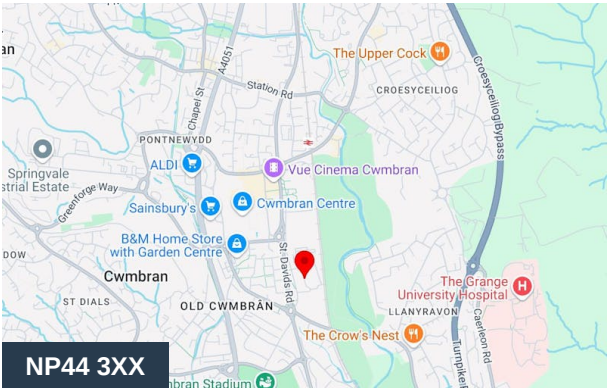
Specification

Minimum eaves height 7.5 metres

Maximum eaves height 10 metres

New cladding and roof

7 No. level roller shutter doors



Viewing & Further Information



Henry Best
07738 960012
henry@jenkinsbest.com



Craig Jones
02920 34 00 33 | 07867 393494
craig@jenkinsbest.com

Mr Neil Francis (Knight Frank)

02920440147 | 07766511983

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 14/05/2026