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Industrial

6,018 sq ft (559.09 sq m)



TO LET

Unit 12, Avondale Industrial Estate, Cwmbran, NP44 1UD

Trade Counter Opportunity/ Warehouse Unit To Let - Coming Soon

- Established industrial, distribution and trade counter location
- 5 miles north of Newport, Easy access to the M4 motorway
- Close proximity to Cwmbran Town Centre with excellent road links
- Adjacent to trade occupiers City Electrical Factors & Edmundson Electrical
- Minimum eaves:4.2m Maximum eaves: 6.4 m
- Warehouse c. 18 m w x 30.5m L
- New LEDs installed
- Ample parking
- Suitable for a variety of uses

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Size

6,018 sq ft (559.09 sq m)

Rent

£42,125 per annum payable monthly in advance.

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 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.

Avondale Industrial Estate is situated to the north of Cwmbran town centre with frontage to Avondale Road.
There is good access to the M4 motorway via the A4051 or A4042 dual carriageway linking to junctions 26 and 25a respectively.

The unit is adjacent to trade occupiers City Electrical Factors & Edmundson Electrical.

Connectivity

Road

M4 - J.26	4 Miles
A4042	1.6 miles

Airports

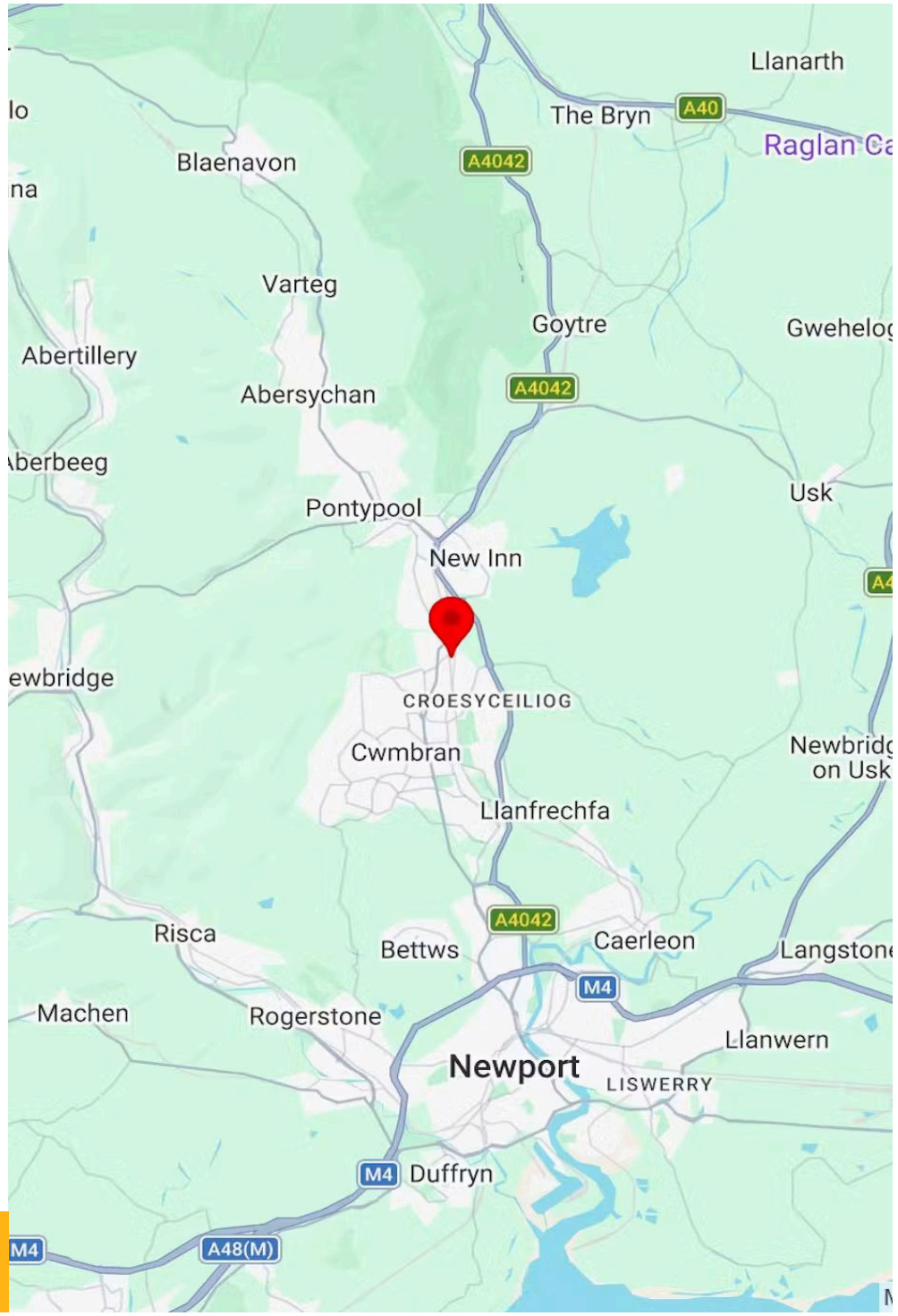
Cardiff Airport	23 miles
Bristol Airport	38 miles

Cities

Newport	5 miles
Cwmbran	0.5 miles

Train Stations

Cwmbran	0.6 miles
Newport	6.4 miles



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what3words

Description

The property comprises of a mid-terraced modern trade / warehouse unit located on a popular estate.

The unit comprises warehouse, office, kitchen and WC facilities.

- Well located high quality industrial/warehouse unit
- Steel portal frame
- Open plan warehouse / production area
- Minimum eaves: 4.2 m
- Maximum eaves: 6.4 m
- 1 no. level access roller shutter door:
- Front: 4m w x 4.7m h
- Warehouse c. 18 m w x 30.5m L
- Separate pedestrian door
- 3x WCs
- Kitchen
- Office/reception area
- LED lighting installed
- External parking with dedicated spaces to front
- 2 entrance points to estate

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
12	6,018	559
TOTAL	**6,018**	**559**

Specification

EPC: B (40)

Lighting Type: LED

Car Parking

Maximum clear internal height (m): 6.4

Loading Doors (Surface level): 1

Kitchenette

Minimum clear internal height (m): 4.2



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Sat Nav. **NP44 1UD**

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Viewings

Please contact Jenkins Best 02920 340033

Terms

Unit 12 is available by way of a new Full Repairing and Insuring Lease for a Term of years to be agreed.

Rent

£42,125 per annum payable monthly in advance.

Lease Terms

New Lease Term of years to be agreed.

Business rates

Rateable Value: £37,250
Rates Payable: £18,699.50 per annum Based on 2026 Valuation

Service charge

£4,953.68 per annum Budget Year End Sept 2026

Insurance

£1,030 per annum Insurance Premium for Year Ending June 2026

Legal Costs

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

EPC

B (40)

VAT

Applicable

Availability

Available Immediately. Rent payable monthly in advance

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Regulated by RICS

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All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

Any intended purchaser/lessor must satisty itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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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.

07/09/2026