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Industrial

11,401 sq ft (1,059.19 sq m)



TO LET

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

Prominent Trade Counter and Distribution Warehouse -Recently Refurbished

- Prominent unit visible from A4021
- Unit adjacent to Screwfix, Toolstation and Howden
- Offices block including kitchen and WC's
- Minimum eaves height 4.2 metres Maximum eaves height 6.55 m
- 2 x 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

11,401 sq ft (1,059.19 sq m)

Rent

£97,155 per annum payable quarterly in advance

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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

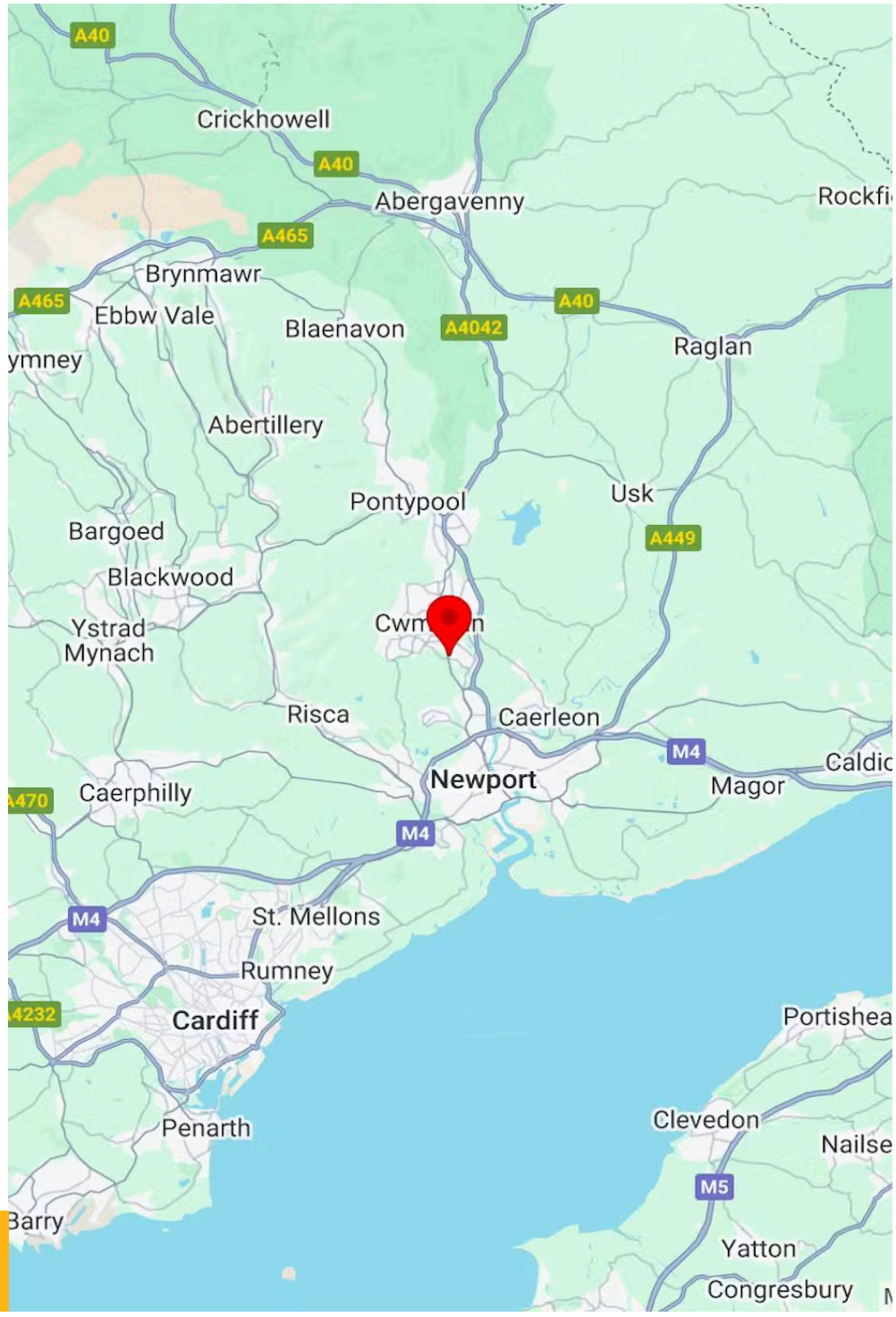
Cwmbran	2.4 miles
Cardiff Central	17 miles

Airports

Cardiff Airport	28 miles
Bristol Airport	37 miles

Water

Port of Newport	6 miles



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what3words

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
- 2 x 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	11,401	1,059
TOTAL	**11,401**	**1,059**

Specification

EPC: C (54)

Minimum clear internal height (m): 4.2

Kitchen

Loading Doors (Surface level): 2

Maximum clear internal height (m): 6.55

Car Parking



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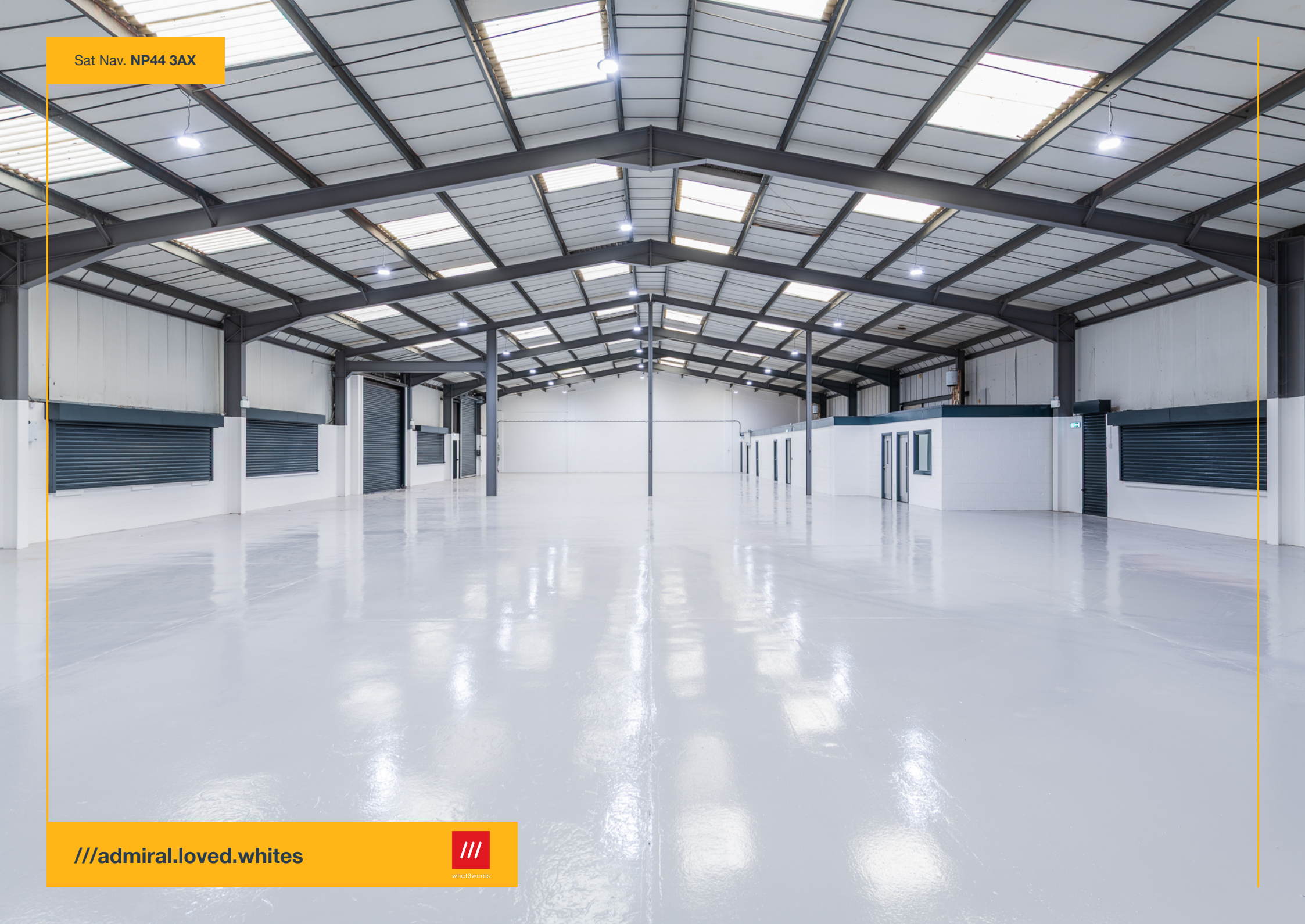
Units 4 and 5, John Baker Close, Cwmbran, NP44 3AX







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Sat Nav. **NP44 3AX**

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Viewings

Please contact Jenkins Best or our joint agents

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

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Contact

Tom Rees
02920 340033 | 07557 161491
tom@jenkinsbest.com

Henry Best
07738 960012
henry@jenkinsbest.com

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

Amelia Nicholas
02920 340 033 | 07703 975 677
amelia@jenkinsbest.com

7 Ty-Nant Court, Morganstown,
Cardiff, CF15 8LW, UK

029 2034 0033
jenkinsbest.com

Jenkins Best
jenkinsbest.com

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