

TO LET



First & Second Floors, 19 Crane Street, Pontypool, NP4 6LY

- Office accommodation.
- Town centre location.
- From approximately 92.70 sq. m (998 sq. ft) to 211.12 sq. m (2,272 sq. ft)

Rent upon application.
www.nplinnells.co.uk

LOCATION

The property is situated on Crane Street, an established commercial and residential location within Pontypool town centre near a Tesco superstore and the car parks.

Road communications are good to the A4042 which gives access to the M4 and both Cwmbran and Newport.

DESCRIPTION

The subject accommodation comprises upper floor office accommodation within a 3-storey building and is arranged in 2 no. suites to the first floor and separate offices to the second floor.

Internally, the accommodation benefits from carpeted floor coverings, part suspended ceilings and gas central heating. There is a kitchen and toilet.

ACCOMMODATION

The property comprises the following approximate Net Internal Floor Areas:

Description	SQ. M	SQ. FT
First Floor	118.42 sq. m	1,274 sq. ft
Second Floor	92.70 sq. m	998 sq. ft
TOTAL	211.12 SQ. M	2,272 SQ. FT

TENURE

The property is available on new flexible leases for terms to be agreed.

RENT

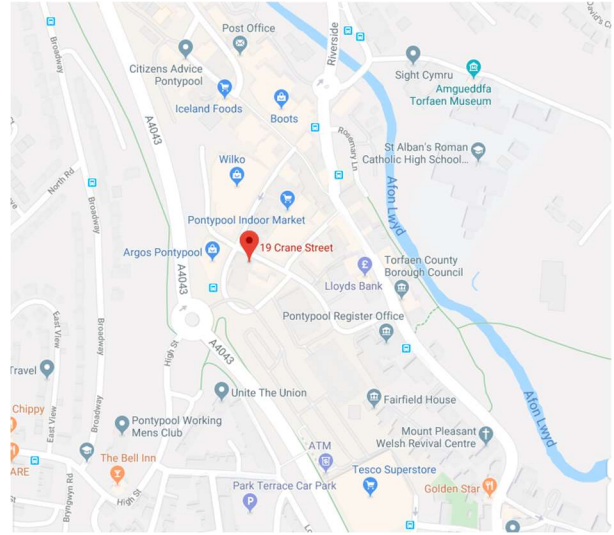
Upon application. Rent is exclusive of service charge, commercial rates and VAT.

PLANNING

Interested parties are advised to make their own enquiries to the local authority.

LOCAL AUTHORITY

Torfaen County Borough Council. www.torfaen.gov.uk



Plans are for identification purposes only. Not drawn to scale.

RATING ASSESSMENT

We are aware of the following entry in the rating list for the subject property:

Description	Rateable Value
First Floor: Office & Premises	£7,550
Second Floor: Office & Premises	£5,700

Interested parties are advised to make their own enquiries with the local rating authority.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is "E - 120".

LEGAL COSTS

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

FURTHER INFORMATION

Please view our website or Zoopla for more photographs and specific information relating to the property.

Alternatively, please contact:

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Misrepresentation act 1967

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