

TO LET



Unit 22 Forgehammer Industrial Estate, Cwmbran, NP44 3AA

- Refurbished industrial unit with secure yard.
- Established Industrial location close to Cwmbran town centre.
- Approximately 432.82 sq. m (4,659 sq. ft).

£25,000 per annum exclusive.

www.nplinnells.co.uk

LOCATION

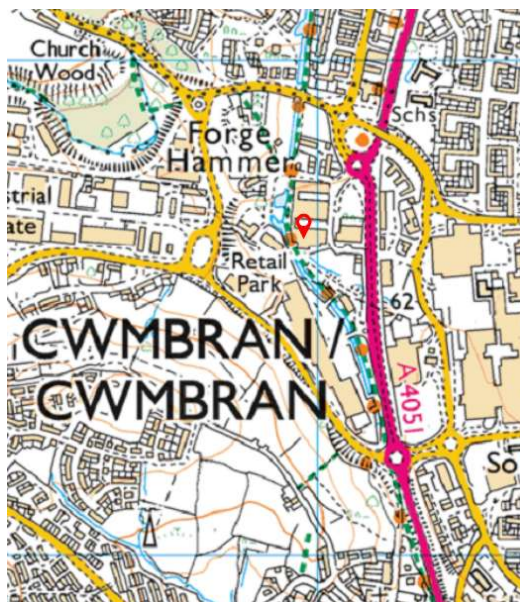
The property is situated on Forgehammer Industrial Estate an established industrial and trade counter location near Cwmbran town centre and the A4051 roadway.

DESCRIPTION

The subject property comprises a refurbished mid-terraced industrial / trade counter unit of steel portal frame construction under a mono-pitched roof. Access is via a roller shutter door to the front elevation.

Internally, the property provides an open plan production area together with 2-storey office, stores, and staff accommodation.

There is car parking and an enclosed yard area to the front elevation secured with gates.



ACCOMMODATION

The property comprises the following approximate Gross Internal Floor Areas:

Description	SQ. M	SQ. FT
TOTAL	432.82 SQ. M	4,659 SQ. FT

TENURE

The property is available on a new Full Repairing and Insuring lease for a term of 3 years.

RENT

£25,000 per annum exclusive of VAT. There is to be a rental bond of £6,000.

BUILDINGS & ESTATE INSURANCE

The building and estate insurance is £1,745 for the current year. There is currently no service charge.

PLANNING

We understand that the property benefits from a B1, B2 & B8 planning consent. However, we advise that interested parties make their own enquiries to the local authority.

No motor uses will be permitted.

RATING ASSESSMENT

We are informed of the following information:

Description	Rateable Value
22 Forgehammer	£18,250

Interested parties are advised to make their own enquiries with the local rating authority. Small business rates relief may be applicable.

ENERGY PERFORMANCE CERTIFICATE

E-106.

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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