

TO LET



STUDIO C, TROWEN HOUSE, LLANOVER BUSINESS CENTRE, LLANOVER, ABERGAVENNY, NP7 9HA

- Good quality office accommodation
- 57.28 sq. m (617 sq. ft)
- Good on-site parking provision
- Attractive setting
- Excellent road connectivity, close to A4042

£825 pcm (£9,900 per annum)

www.nplinnells.co.uk

LOCATION

The subject property is situated on Llanover Business Centre, an attractive, well located business park situated next to the A4042.

Llanover is situated approximately 3.8 miles south of the market town of Abergavenny, the A40 and A465 Heads of the Valleys Road. Pontypool and the A472 lie approximately 7.5 miles to the south.

DESCRIPTION

The property comprises single in a terraced block of similar properties.

Internally, the property comprises 2 no. offices, shared WC facilities.

Externally, there is a good proportion of car parking provision.

ACCOMMODATION

The property comprises the following Net Internal Floor Area:

TOTAL	57.28 SQ. M	617 SQ. FT
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TENURE

The property is available immediately on a new lease for a term to be agreed.

RENT

£825 pcm (£9,900 per annum) excluding rates, taxes and utilities.

PLANNING

B1 Offices.

RATING ASSESSMENT

Rateable Value £5,900 (1st April 2023 – present)

LOCAL AUTHORITY

Monmouthshire County Council
www.monmouthshire.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance rating of 'C-63.

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:

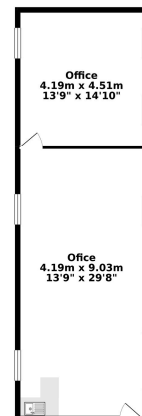
Matt Tyler

E: matt.tyler@nplinnells.co.uk

Or Mark Steven

E: mark.steven@nplinnells.co.uk

Ground Floor 57.28 sq. m.
(616.53 sq. ft.)



Studio C, Treowen House NP7 9HA

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

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NP Linnells
PROPERTY CONSULTANTS

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