

1 acre (0.40 hectares)

Property Highlights

- Fenced and level, cleared site with visibility from the A4051
- Well connected - 4.5 miles from M4 motorway Junction 26, 0.6 miles from Cwmbran Town Centre.
- Available on a new lease for a term of years to be agreed.

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Location

The site is located on Woodside Road, accessed directly from the A4051. The A4051 provides connection to the M4 motorway at Junction 26, 4.5 miles (7.2km) to the south, and beyond that Newport City Centre (6.2 miles / 10km). Cwmbran Town Centre is approximately 0.6 miles (1km) to the east.

The land is located within an established commercial area, in close proximity to Forgehammer Industrial Estate, Cwmbran Retail Park and Cwmbran Shopping Centre. The site also benefits from nearby public transport links, Cwmbran Train Station, with direct connections to both Cardiff and Newport, is 0.7 miles (1.1km) away.

Description

The premises comprise a level, largely cleared site which is palisade fenced to the perimeter, extending to approximately 1 acre (0.4 ha) in size. The site is ideal for open storage uses, subject to obtaining the appropriate planning permissions.

Our client, Wales & West Utilities, will retain operational apparatus in the middle of the site which will require access to / from in the event of an emergency, albeit the intention is for this apparatus to sit outside of the red line demise (area edged blue overleaf, for identification purposes) and thus not disturb any occupier operation.

Rateable Value

Interested parties are advised to make their own enquiries with the Valuation Office Agency in respect of the Rateable Value.

Tenure

Offered by way of a new lease for a term or years to be agreed.

There may be opportunity to lease the site in part.

Rent

On application with the sole agents.

VAT

All figures quoted are exclusive of VAT which will be charged at the appropriate rate.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in any transaction.

Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

Viewing

Strictly by appointment with the Sole Agents, Cushman & Wakefield:



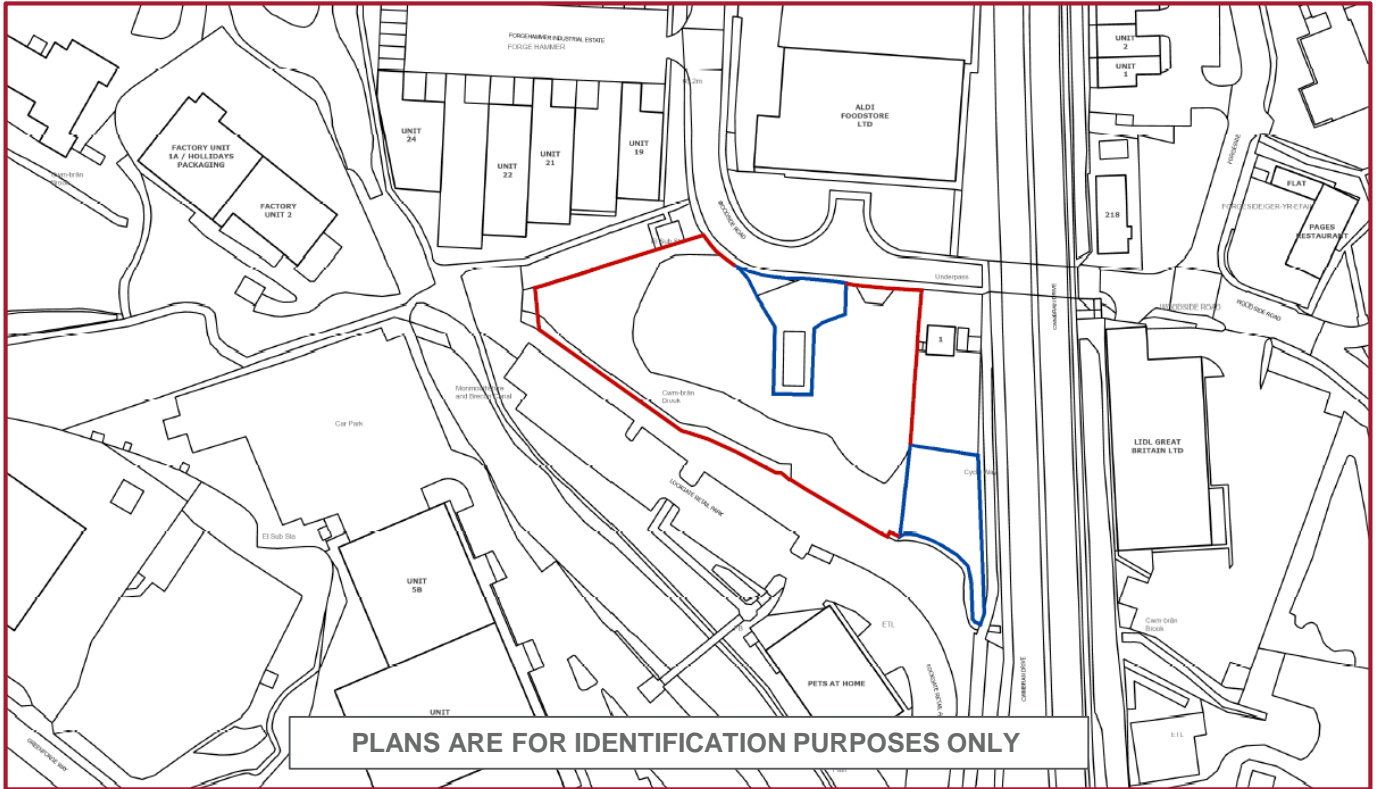


CUSHMAN & WAKEFIELD

FOR LEASE

Land at Woodside Road

Cwmbran, NP44 3EW



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