

**INCLUSIVE OF SERVICE
CHARGE AND BUILDING
INSURANCE**



Flexible terms available

Cwmbran Office Space **TO LET**

First and Second Floor Offices

83 - 2,386 sq.ft

(7.7 - 221.7 sq.m)



Office Accommodation, Powys House, M Cwmbran, NP44 1PB

- Ability to combine the offices to form larger spaces
- 3,500 free car parking spaces – long-stay available for all office tenants
- Town Centre amenity – multi food and beverage offerings, a town centre gym and supermarkets within a 30-second walk of the premises

M **M[®]Core**
LCP UK

**01179
902200**

lcpgroup.co.uk



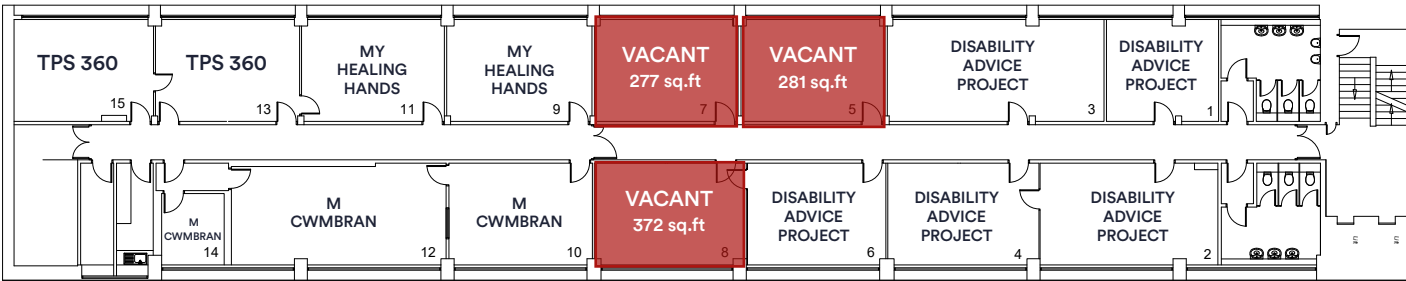
Office Accommodation, Powys House, M Cwmbran, NP44 1PB



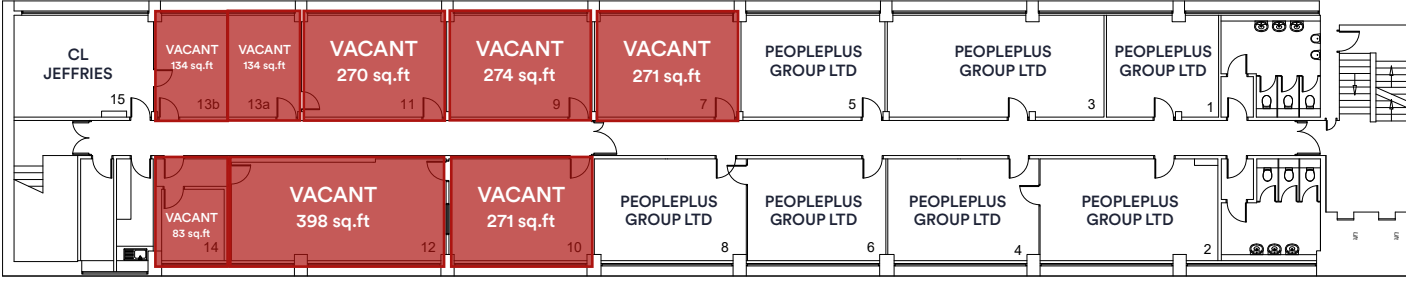
Office Accommodation, Powys House, M Cwmbbran, NP44 1PB



First Floor



Second Floor



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Description

Powys House provides retail accommodation at ground floor with offices above. The accommodation is divided into two inter-connecting offices. Each of these benefit from good natural light, suspended ceilings with recessed lighting, central heating, wall mounted power and data sockets and carpeting. Shared WC's and kitchen facility are provided in the communal parts.

M Cwmbran provides in excess of 3,500 free car parking spaces. Long stay (all day) parking is available in a number of the car parks and is available to office tenants.

- Ability to combine the offices to form larger spaces
- Benefit from good natural light
- Suspended ceilings with recessed lighting
- Central heating
- Wall mounted power and data sockets
- Carpeting
- Shared WC's and kitchen facility are provided in the communal parts.
- 3,500 free car parking spaces available on site – long-stay available for all office tenants



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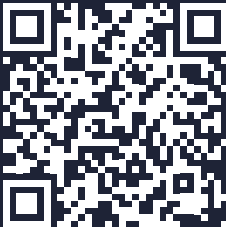
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To find out more about all of our available opportunities at M Cwmbran, simply scan or press the QR code



AVAILABLE UNITS			
Room Number	Size Sq.ft	Size Sq.m	Rent
FF. 05	281	26.1	Rents disclosed upon application Please contact for further information
FF. 07	271	25.1	
FF. 08	372	34.5	
SF. 07	271	25.1	
SF. 09	274	25.4	
SF. 10	271	25.1	
SF. 11	270	25.0	
SF. 12	398	36.9	
SF. 13a	134	12.4	
SF. 13b	134	12.4	
SF. 14	83	7.7	

Energy Performance

Further information available on request.

Planning

An incoming tenant must satisfy themselves that their proposed use is acceptable to the Local Planning Authority.

Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in any transaction.

Location

Cwmbran is located in South Wales, approximately 6.5 miles North of Newport, 16 miles north east of Cardiff and 14 miles South of Abergavenny. Jcts 26 and 25a of the M4 motorway are approximately 4 miles to the south, with access being provided via the A4051 and A4042 respectively.

Cwmbran Railway Station is located within a 10 minutes walk of the town centre and provides a regular and direct service to Cardiff and Newport with journey times approximately 30 minutes and 10 minutes respectively.