



22.26m
Annual Footfall*

3,500
FREE Car Park Spaces

683k
Catchment Population

COMING SOON

UPSIZED **PANDORA** STORE

BADRHINO **SQUEEZING**



KEY ANCHORS

Dunelm **The Range**
Home • Leisure • Garden

RECENTLY OPENED

CHARACTER 1 **YE OLDE SWEET SHOPPE**

LOUNGERS **BURGER KING** **TUI** **Coffee#1**

TRAVEL HOUSE **OneBeyond** **PRIMARK**

PRIMARK®

RIVER ISLAND

NEW LOOK

MATALAN



Cwmbran is the only “new town” development in South Wales and is an established commercial location.

- Prime location in the town centre
- The town centre has 3,500 free car parking spaces and a dedicated bus station
- 7kW twin Electric Car charging points in the undercroft of General Rees Car Park
- 12 ultra-fast PoGo available in the John Fielding Car Park
- Cwmbran currently ranks in the top 4% of centres nationally for spend potential



Drive Times

Newport	14 minutes
Abergavenny	30 minutes
Cardiff	35 minutes
Bristol	44 minutes
Swansea	1 hour 11 minutes

Source: Google Maps Feb 22 (by Car)



3,500
FREE Car Park Spaces



Spend potential within the
TOP 4%
of centres nationally

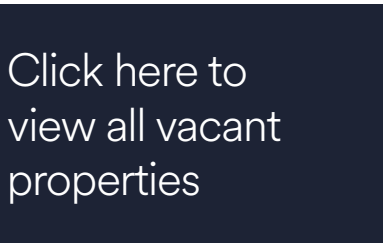
22.26m
Annual Footfall*
*2024 data provided by mytraffic

90,000 sq.ft
Leisure & entertainment development
vue **harvester** **hollywood bowl**



180
Retail Units







CWMBRAN

Catchment

Cwmbrian's catchment contains a population of 683,000 residents, with 305,500 in the core catchment (primary and secondary segments), from which it draws 81% of its shoppers. The age of the population is broadly in line with the UK and Welsh average, dominated by ages 25-64.

Cwmbrian's residents have an annual spend potential of £4.6 billion on non grocery items, with the equivalent shopper spend totalling £862m.

The large catchment spans north beyond Abergavenny and south encompassing Newport.

Demographics

43%

of Cwmbrian's catchment are: Young Family Groups, Modest Means and Striving Families. These local customers are well aligned to the mass market and value focused brand mix within the centre.

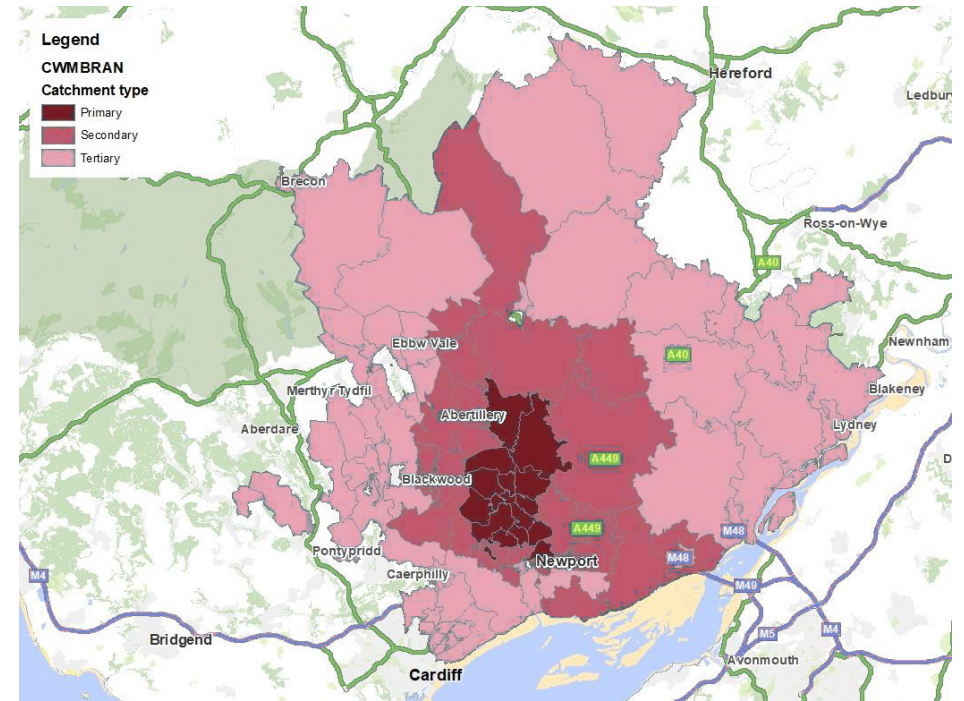
With a diverse catchment, Cwmbrian Centre serves affluent families to the east, who will shop multiple destinations annually, and mid to lower affluent families to the west, who will be loyal customers shopping on a regular basis.

Catchment

Catchment	Total Population	Penetration (%)
Primary	112,875	62
Secondary	190,700	19
Tertiary	379,564	6
Total Catchment	683,139	87

Age Band	Percentage of Catchment Population	UK Average Percentage	Wales Average Percentage
0-15	19	19	18
16-24	9	11	11
25-44	24	26	24
45-64	27	26	26
65+	20	19	21

Source: Experian



Buses servicing the town centre:

Service	Route
1	Cwmbrian - Pontnewydd - Upper Cwmbrian - Thornhill
2	Cwmbrian - Croesyceiliog - Cwmbrian
5	Cwmbrian - St Dials - Fairwater (Circular) - Cwmbrian
6	Cwmbrian - Greenmeadow - Ty Canol - Cwmbrian
7	Cwmbrian - Hollybush - Coed Eva - Cwmbrian
15	Trevethin - Pontypool - New Inn - Cwmbrian - Oakfield - Llantarnam - Malpas - Newport (Market Square)
21	Blackwood - Pontllanfraith - Swfrydd - Old Furnace - Pontypool - Griffithstown - Cwmbrian & return
22	Ebbw Vale - Waunlwyd - Aberbeeg - Swfrydd - Hafodyrnys - Pontypool - Cwmbrian
23	Varteg Hill - Garndiffaith - Talywain - Abersychan - Pontnewydd - Pontypool - New Inn - Griffithstown - Cwmbrian
29	Cwmbrian Train Station - Cwmbrian Bus Station - Grange University Hospital - Ponthir - Caerleon - Newport
30	Blaenavon - Pontypool - Cwmbrian
X3	Pontypool - Cwmbrian - Cardiff
X20	Newport - Cwmbrian - Pontypool - Abergavenny
X24	Blaenavon - Varteg Hill - Pontypool - Cwmbrian - Newport

TRAVEL TIMES

- 0-5 minutes
- 5-10 minutes
- 10-15 minutes





CWMBRAN

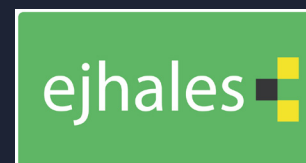
Owned and Managed by



Adam Martin 07825 091440
AMartin@lcpproperties.co.uk

Viewing

Strictly via prior appointment
 with the appointed agent:



Phil Gwyther 07775 910994
philip@ejhales.co.uk



Mark Crookes 07831 265072
mcrookes@mcmullenre.com

Peter Barker 07960 978795
pbarker@mcmullenre.com

04-11-25 NOV25



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.

Sat Nav Ref: NP44 1PB

Visiting Cwmbran

By Bike:

There are 6 cycle racks at various entrances to the centre.

By Bus:

The bus station is right in the town centre on Glyndwr Road. There is also a bus stop near Asda.

By Train:

Cwmbran station is less than a 10 minute walk.

By Car:

From the M4, take jct 25a or 26 and follow signs to Cwmbran. There are more than 3,500 free car parking spaces. The taxi rank is situated on the east side of General Rees car park, near The Parade.

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingwinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website https://www.ncs.org.uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.