



COURT ROAD  
INDUSTRIAL ESTATE

# UNIT 43 TO LET

CWMBRAN, TORFAEN, NP44 3AS

3,076 SQ FT  
AVAILABLE  
SPACE

**ALL ENQUIRIES**

enquiries@fi-rem.com  
www.fi-rem.com

**0845 500 6161**

CALL TO BOOK A VIEWING











## DESCRIPTION

The property provides an industrial/warehouse unit of steel portal frame construction with block work/brickwork and profile sheet clad elevations, under a mono pitched roof.

The unit provides open plan warehouse accommodation, accessed via a single roller shutter door. The warehouse benefits from single phase electricity, a concrete floor, and a minimum eaves height of 3.7 meters.

The unit also includes an office, benefiting from carpeted floors, wall mounted power, data sockets, suspended ceiling lighting. Staff facilities include; 2 W/C & Shower rooms, kitchenette and dedicated parking. Finally, there is an additional storage room at the rear of the unit.

## UNIT KEY FEATURES

-  Minimum eaves height of 3.7m
-  Good transport links
-  Small mezzanine floor included
-  Roller shutter door
-  Single phase electric
-  Established industrial location

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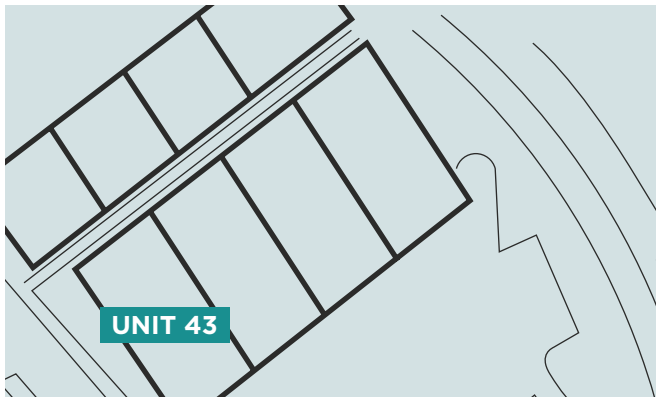


## LOCATION

Cwmbran is a busy town located in South East Wales, approximately 5 miles from Newport and 18 miles from Cardiff. The town has a population of around 50,000 and has good road communications, being located 4 miles from junction 26 of the M4. The town also has good rail links.

The property is located on Court Road Industrial Estate, in close proximity to the town centre and all the amenities it offers.

The estate is home to a range of industrial and trade counter style operators including Johnstone's Decorating Centre, Denmans and Motorcare Motor Factors.



Plans are provided for identification purposes only and are not to be relied upon for any other purpose.

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## EPC RATING

E - 112

## ACCOMMODATION

3,076 SQ FT

## PROPERTY USES

B1, B2, B8 - It is the Tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

## CONTACT DETAILS

Tom Shaw	Bezan Contractor
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## ASSET MANAGED BY



**0845 500 61 61**  
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UNIT 43 COURT ROAD INDUSTRIAL ESTATE, CWMBRAN, TORFAEN, NP44 3AS