



Cwmbran Open Plan Office Space

FOR SALE

1,305 - 24,968 sq.ft
(121 - 2,320 sq.m)

**Office Accommodation, Glyndwr House, The Mall,
Cwmbran Shopping Centre, NP44 1PB**

- Potential for exclusively reserved parking for any future occupier
- Second floor also benefits from ancillary private offices
- Town Centre amenity – multi food and beverage offerings, a town centre gym and supermarkets within a 30-second walk of the premises

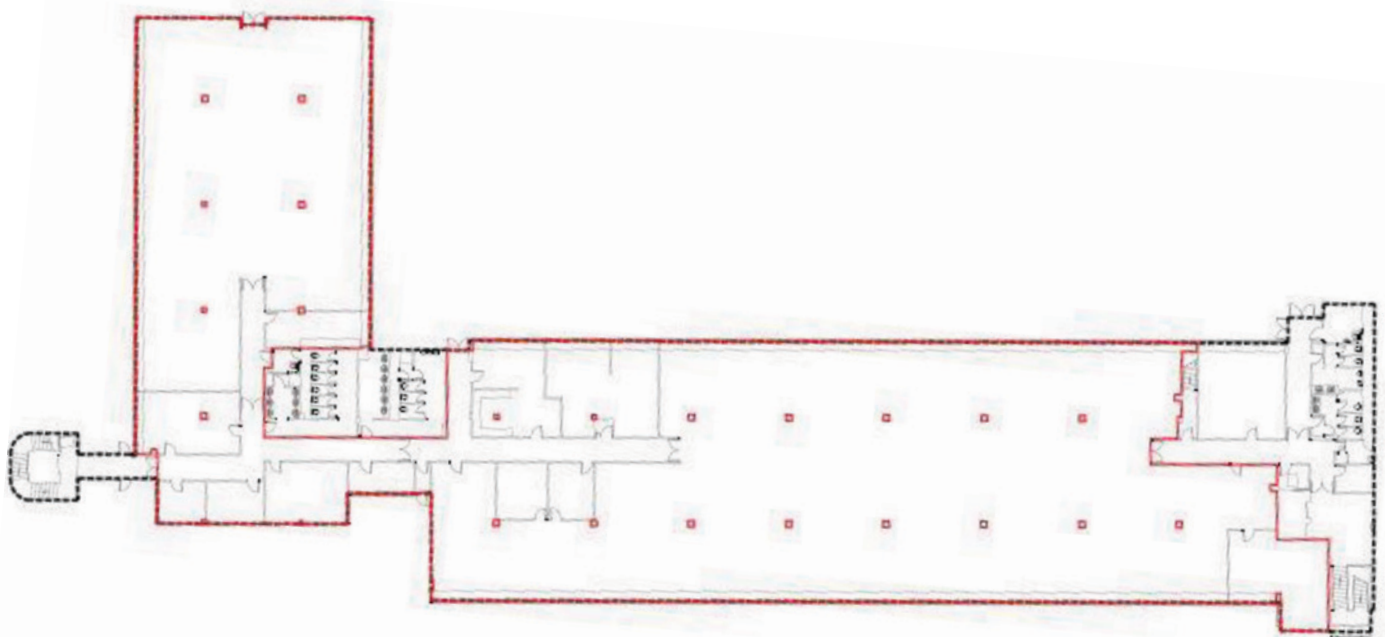
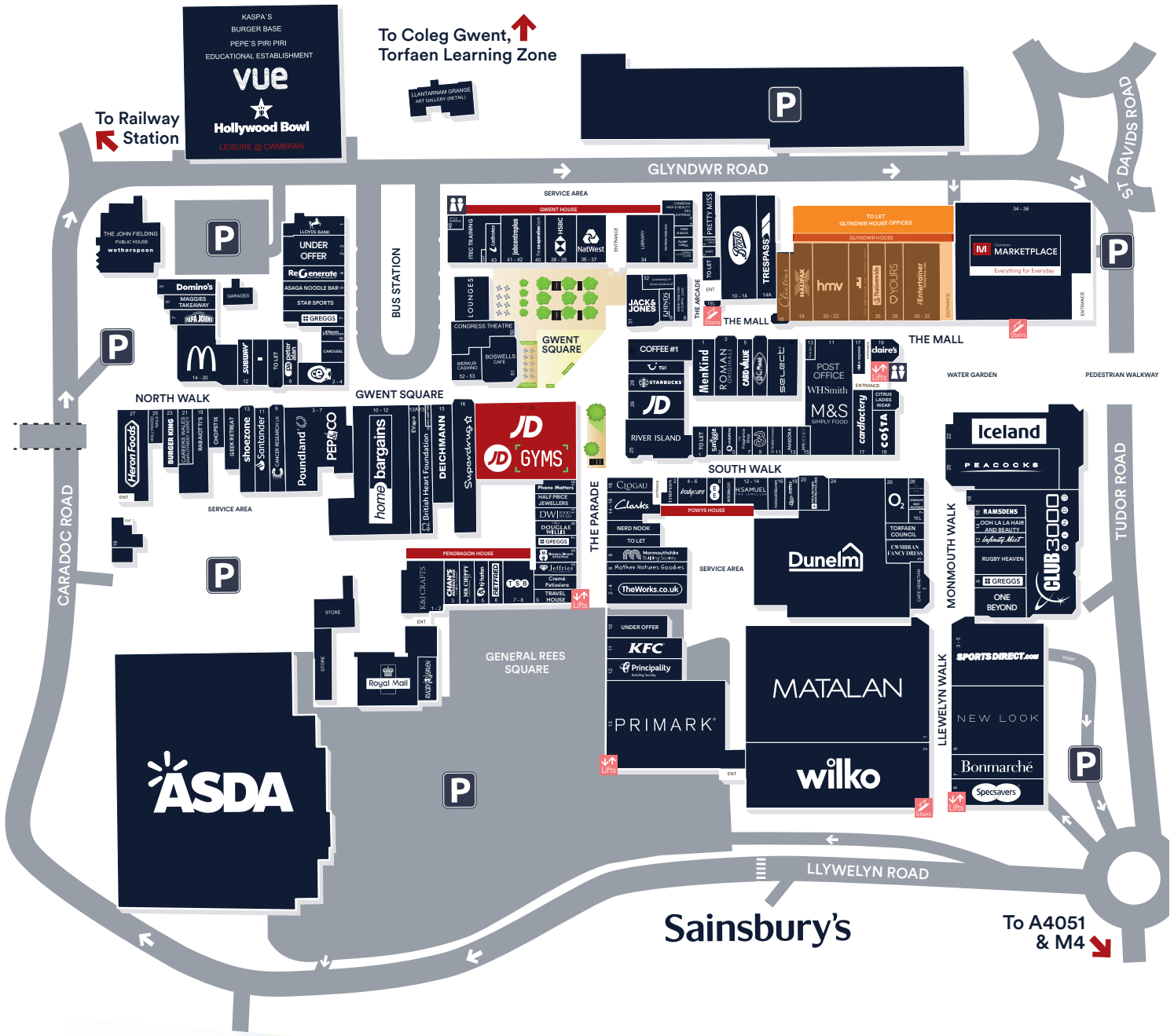
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2nd Floor Plan

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Description

The available accommodation within the property comprises the first and second floors Offering a predominantly open plan space, the second floor also benefits from ancillary private offices meeting rooms that benefit from excellent natural light.

Glyndwr House enjoys a prime location in Cwmbran, located to the eastern edge of the shopping complex, the property benefits from excellent access to the various shops, cafes and restaurants.

Cwmbran Shopping Centre provides in excess of 3,000 free car parking spaces. Long stay (all day) parking is available in a number of the car parks and is available to office tenants.

- Lift facilities
- 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



Room Number	Size Sq.ft	Size Sq.m	Rent
Ground Floor	1,305	121.24	POA
1st Floor	4,372	406.17	POA
2nd Floor	19,291	1,792.19	POA
TOTAL	271	2,319.60	

Energy Performance

C - 69. 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.



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