

Offices

savills

Beacon House, William Brown Close, Cwmbran, NP44 3AB

savills.com



TO LET (MAY SELL)

- 1,034.28 sq m (11,133 sq ft)
- Self-contained Office
- Established office location
- 62 car parking spaces

For Further Information:

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Location

Beacon House is situated on William Brown Close, off Llantarnam Parkway which runs through Llantarnam Park, providing good access to the A4042 with the M4, Newport, Abergavenny and Pontypool all within easy reach. Llantarnam Park is located approximately 3 miles north of junctions 25A and 26 of the M4 Motorway and just 1.5 miles south of Cwmbran town centre. Occupiers located on Llantarnam Park include We Fight Any Claim, Bron Afon Housing Association, Careers Wales and Zodiac Seats UK.

Description

Beacon House comprises a single storey, self contained office building that provides a mix of open plan and cellular office accommodation. The property benefits from a specification which includes, suspended ceilings with recessed lighting, carpets throughout, perimeter trunking, heating/cooling, kitchen facilities, male, female and disabled WC's and a shower.

Accommodation

Ground Floor: 1,034.28 sq m (11,133 sq ft)

Parking

There are 62 car parking spaces, a ratio of 1 space per 179 sq ft.

Terms

The offices are available to let by way of a new lease for a term to be agreed. Further details available on request.

Consideration will also be given to a sale.

Rent/Price

On application.

Business Rates

Rateable Value: £96,500 per annum
Rates Payable (17/18): £48,154 per annum

VAT

All figures quoted are exclusive of VAT.



EPC

The property has an Energy Performance Rating of 84 (D Rating). A copy of the Energy Performance Certificate can be provided on request.

Legal Costs

Each party to bear their own legal costs.

Viewings

Strictly by appointment via Savills.

For Further Information:

Subject to contract

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