

Inclusive of service charge  
and buildings insurance



Flexible terms available

# Cwmbran Office Space TO LET

Second floor office space

83 - 2,386 sq.ft  
(7.7 - 221.7 sq.m)



Office Accommodation, Powys House, Cwmbran Shopping Centre, 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

**LCP.**  
part of IMI Core

0117 990  
2200

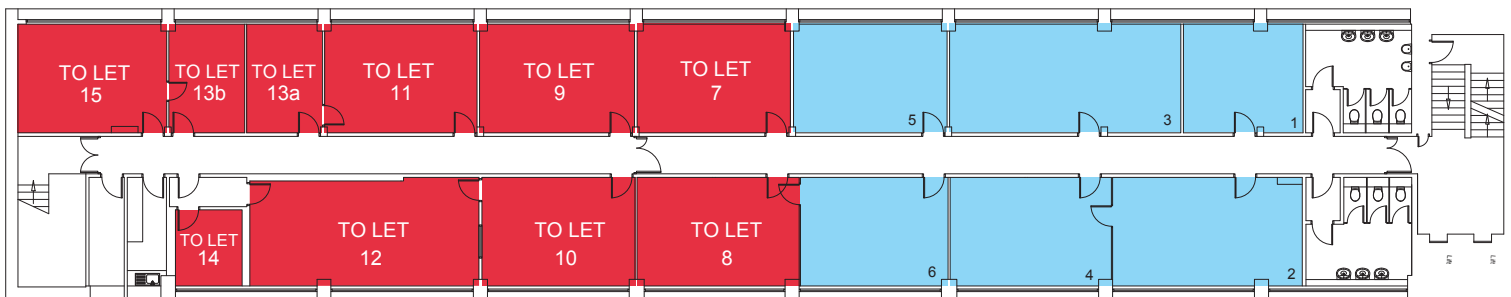
[searchlcp.co.uk](http://searchlcp.co.uk)



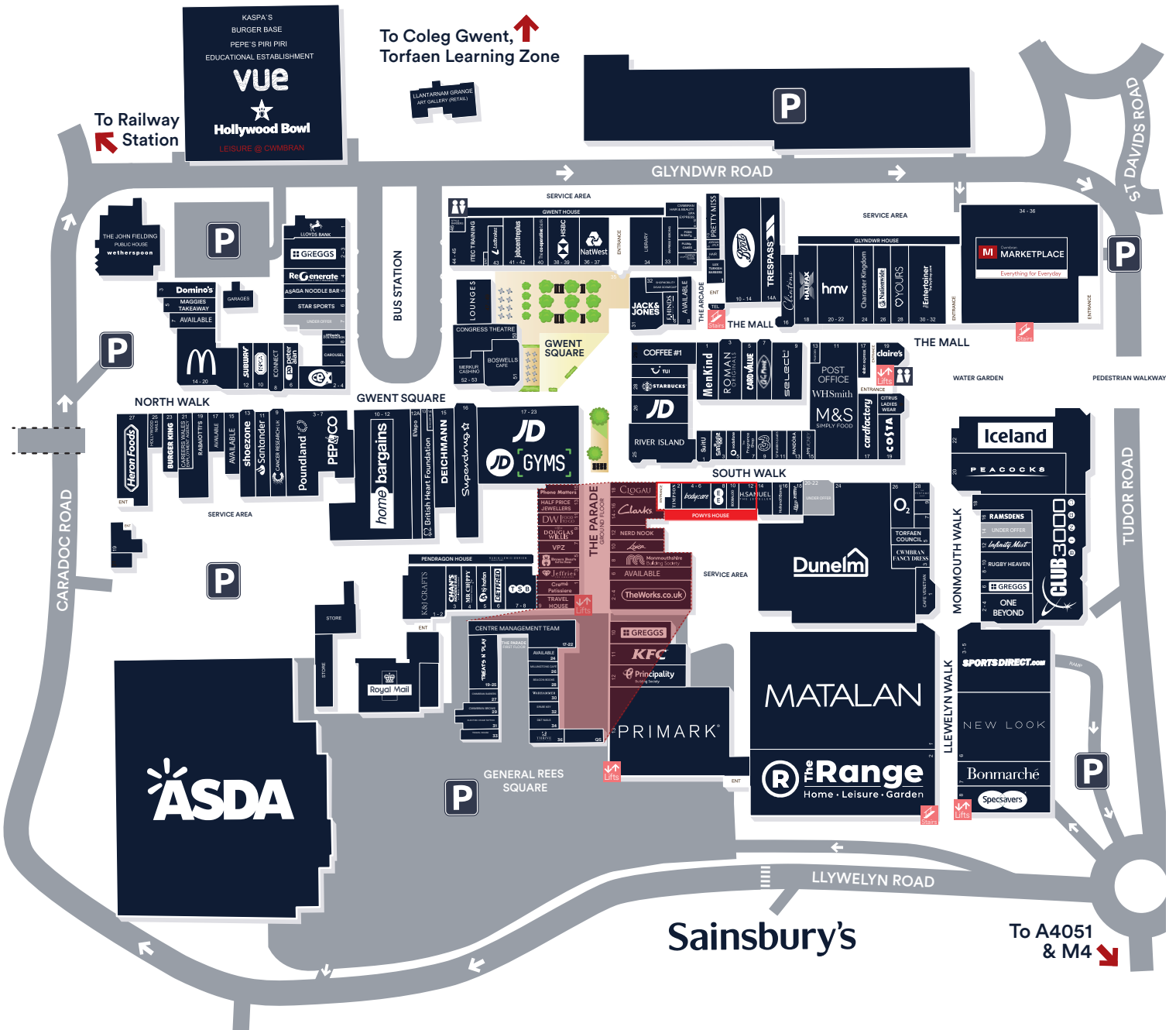
# Office Accommodation, Powys House, Cwmbran Shopping Centre, NP44 1PB



## First Floor Space



# Office Accommodation, Powys House, Cwmbran Shopping Centre, NP44 1PB



# Office Accommodation, Powys House, Cwmbran Shopping Centre, NP44 1PB

## 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.

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.

- 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



MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, 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, or implied therein, 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.rics.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](http://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.lcproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).

Room Number	Size Sq.ft	Size Sq.m	Rent
1		LET	
2		LET	
3		LET	
4		LET	
5		LET	
6		LET	
7	271	25.18	£7,000.00
8	287	26.66	£7,250.00
9	274	25.46	£7,000.00
10	271	25.18	£7,000.00
11	270	25.08	£6,750.00
12	398	36.98	£10,000.00
13a	134	12.45	£3,500.00
13b	134	12.45	£3,500.00
14	83	7.71	£2,250.00
15	264	24.53	£6,750.00

## 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.

**Viewing** Strictly via prior appointment:

Owned and Managed by



**Tony Wilkes** 07710 801724  
TWilkes@lcproperties.co.uk

**Adam Martin** 07825 091440  
AMartin@lcproperties.co.uk

33852 MAY 2024