

TO LET

TY GLYN, BRECON COURT
LLANTARNAM PARK, CWMBRAN,
NP44 3AB



Modern Refurbished Office Accommodation 368.4 to 736.8 sq m (3,965 to 7,930 sq ft)

Property Highlights

- Modern quality office accommodation
- Self contained office building
- 32 allocated car parking spaces
- Available on a floor by floor basis or as a whole

For more information, please contact:

Chris Terry
Associate Director
029 2026 2251
chris.terry@cushwake.com

Marchmount House, Dumfries Place,
Cardiff CF10 3RJ

phone: +44 (0)29 2026 2288

TO LET

TY GLYN, BRECON COURT LLANTARNAM PARK, CWMBRAN, NP44 3AB

Location

Brecon Court is located on William Brown Close, just off Llantarnam Park Way, the main estate road that connects to Cwmbran Drive.

Llantarnam Park is located 4 kilometres (2.5 miles) south of Cwmbran town centre and 3.9 kilometres (2.4 miles) from junction 26 of the M4 Motorway

The park is an established business location with occupiers including Careers Wales, Ezitracker, Yes Loans and Brian Hogg Accountants.

Description

The property comprises a 2-storey modern office building of steel frame construction under a pitched roof covering. There are double glazed windows throughout together with full height entrance to the front elevation.

Internally the property provides open-plan office accommodation over the ground and first floors and benefits from the following specification:

- Male, female and disabled toilets
- Kitchen
- Carpet
- Plastered and painted walls
- Perimeter trunking
- Suspended ceilings with recessed lighting
- Lift

Accommodation

The property comprise the following approximate net internal floor area:

1 Brecon Court	Sq.m	Sq.Ft
Ground Floor	368.4	3,965
First Floor	368.4	3,965
Total	736.8	7,930

Car Parking

32 allocated car parking spaces

Terms

The existing occupier has served their notice to break on 14.11.2017. The Landlord will accept a surrender of the exiting lease subject to the simultaneous granting of a new lease to another occupier for term to be agreed. Further details available upon request.

Service Charge

If multi occupied, the tenant will be responsible for a fair proportion of the Landlords reasonable expenditure will regard to the upkeep and maintenance of the property, grounds, services, etc. Full details available upon request.

Rent

£11.00 per sq ft exclusive.

Rates

We have been informed that the property has a Rateable Value: £69,000, and a Rates Payable 2015/16: **£33,534**.

(We advise all interested parties to rely on their own enquiries to the relevant Local Authority Rating Department.)

EPC

The property has had an Energy Performance Assessment undertaken and has an Energy Performance Rating of 'C' 61.

Legal Costs

Each party is to bear their own legal and professional costs.

VAT

All figures quoted are exclusive of VAT, which, if applicable, will be charged at the prevailing rate.

Viewing

For further information and to arrange an inspection, please contact Cushman & Wakefield or joint Agents Jenkins Best.

Chris Terry
T:029 20 262251
Chris.terry@cushwake.com

Cushman & Wakefield

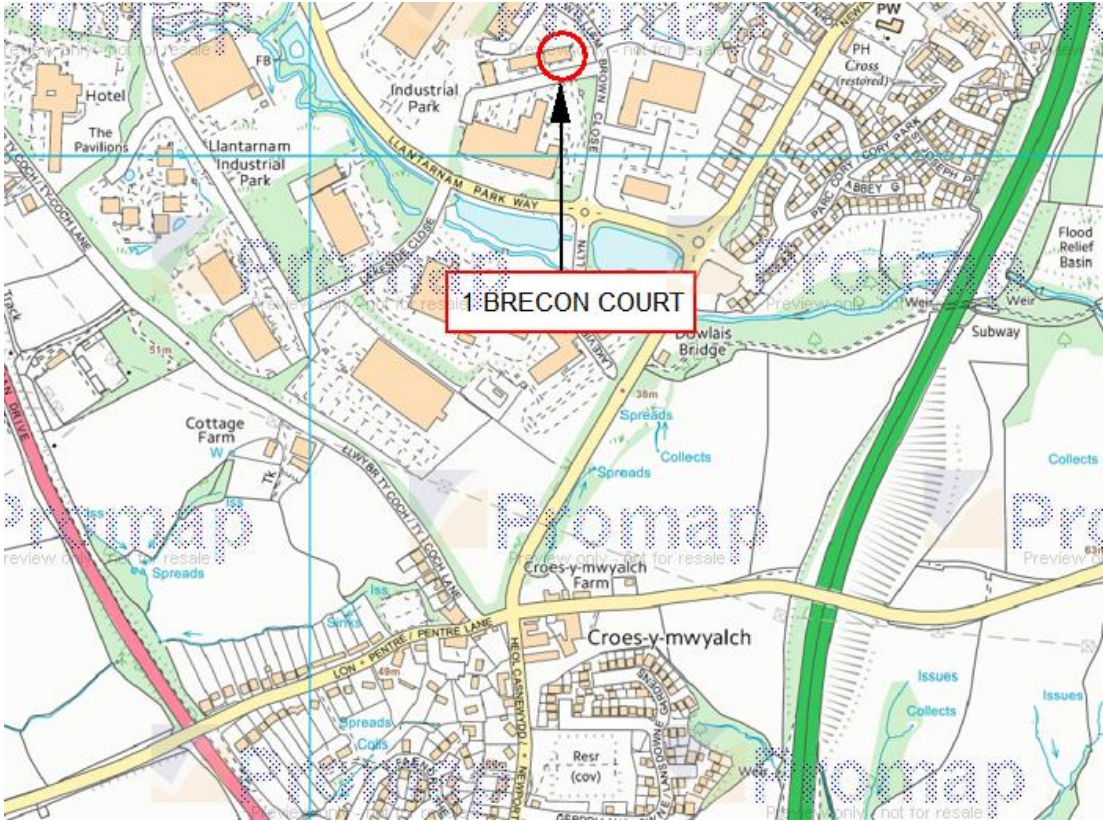
Marchmount House, Dumfries Place, Cardiff CF10 3RJ



**CUSHMAN &
WAKEFIELD**

TO LET

**TY GLYN, BRECON COURT
LLANTARNAM PARK, CWMBRAN,
NP4 3AB**



TO LET

TY GLYN, BRECON COURT
LLANTARNAM PARK, CWMBRAN,
NP44 3AB



Cushman & Wakefield Debenham Tie Leung Limited and **Jenkins Best** (the "Agents") give notice to anyone who may read these particulars as follows:

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of the Agents regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required. 8. *Copyright and confidentiality Experian, 2017. © Crown copyright and Experian Copyright. All rights reserved. Licence Number PU 100017316*