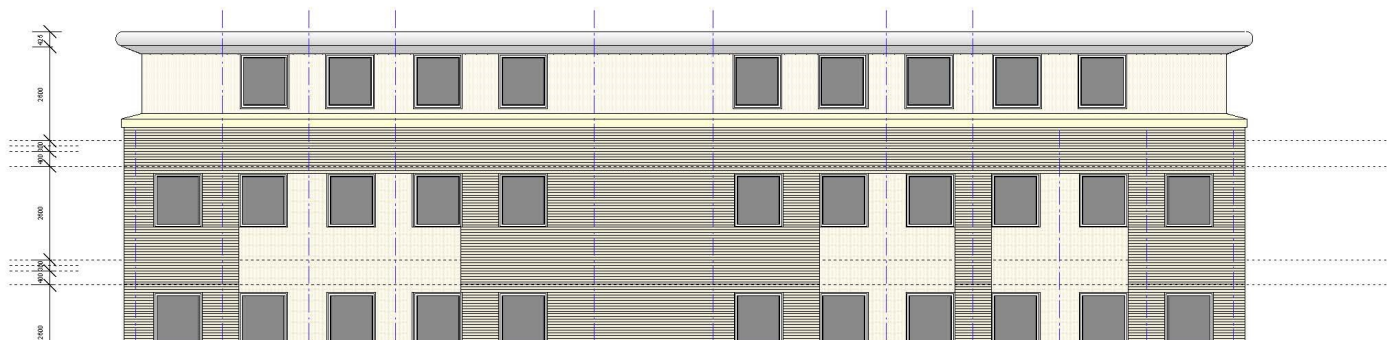
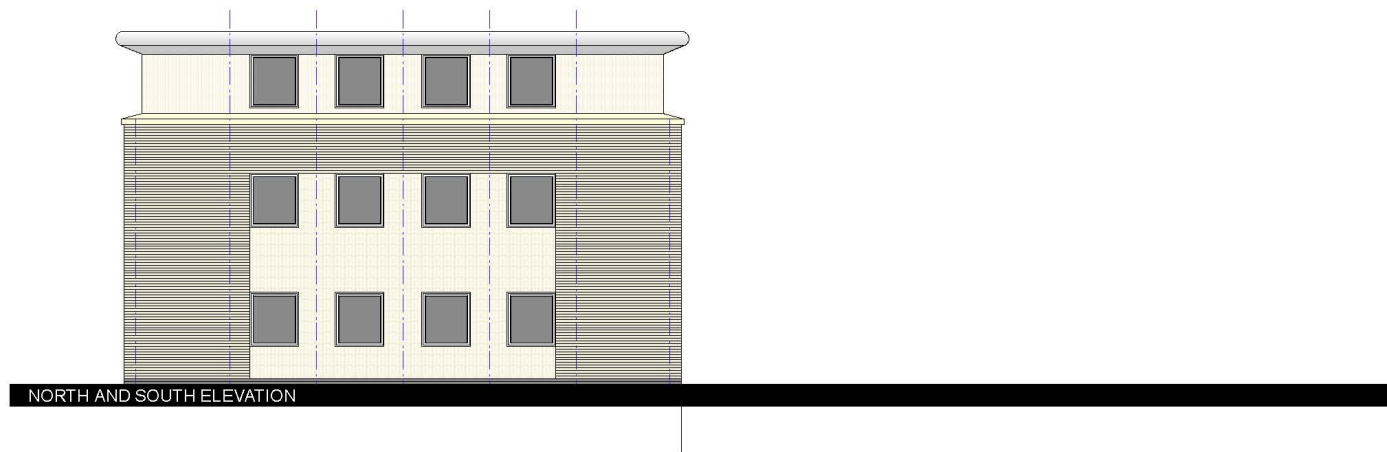
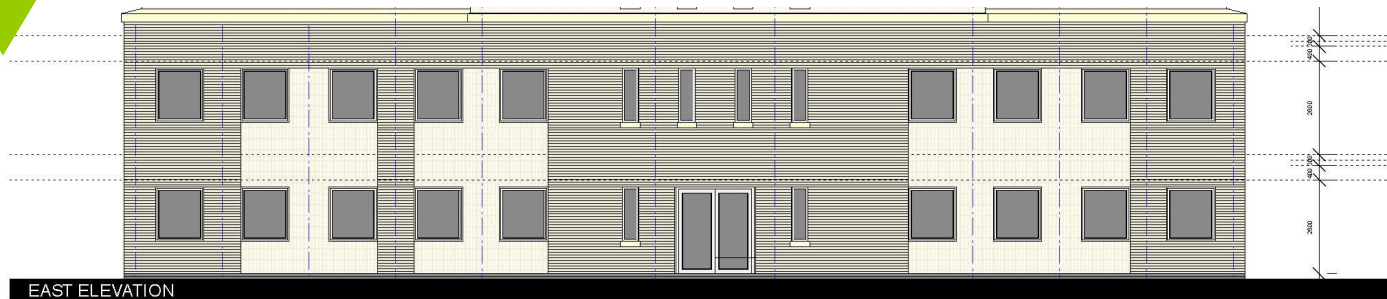


# NEW DEVELOPMENT OFFICES TO LET

## Cwmbran

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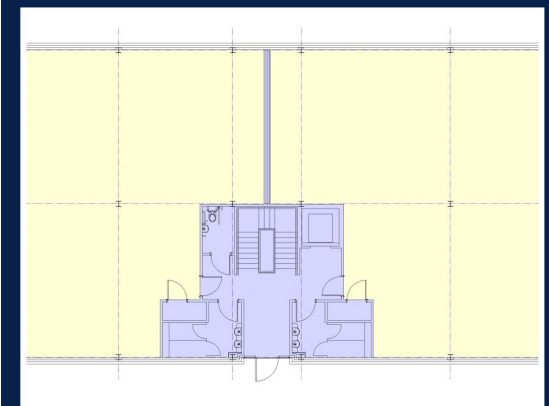


## NEW DEVELOPMENT OF HIGH QUALITY OFFICES

**Citation House  
Llantarnum Park  
Cwmbran  
NP44 3AB**

**1,970 - 12,500 sq ft**  
(183 - 1,160 sq m) net approx

Established location  
Tier 1 status



# Citation House, Llantarnum Park, Cwmbran, NP44 3AB

## Location

Citation house is situated on the established and popular business location of Llantarnum Park in Cwmbran. Nearby occupiers include Capita Gwent, Yes Loans and Hyder Business Services.

Llantarnum Park is approximately 2.4km (1.5 miles) from Cwmbran town centre and 5.6km (3.5 miles) to the north of Junctions 25a and 26 of the M4 Motorway, providing easy access into Cardiff (17 miles) and Bristol (32 miles).

Newport city centre is approximately 7.2km (4.5 miles) away to the south, accessed via the A4042 dual carriageway. Cwmbran and Llantarnum benefit from regular services to Newport, Pontypool, Abergavenny and Cardiff.



## Description

We have been informed that the site has detailed planning permission for 12,500 sq ft NIA approx. of good quality office accommodation.

The office accommodation will benefit from a high

specification including: male and female WC facilities on each floor together with shared disabled WC's; separate boiler on each floor; raised floors incorporating floor boxes and gas central heating with the ability to provide air conditioned space.

## Accommodation

Area	Sq ft	Sq m
Suites available from	1,970	183
Up to	12,500	1,160
<b>TOTAL</b>	<b>12,500</b>	<b>1,160</b>

All measurements are approximate Net Internal Areas.

## Parking

The accommodation will have up to 45 parking spaces.

## Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

## Planning

We understand that the accommodation has planning consent for offices but all interested parties should make their own enquiries to the Planning Department of Torfaen County Borough Council. Tel: 01495 762 200 or [www.torfaen.gov.uk](http://www.torfaen.gov.uk).

## Lease

The accommodation is offered by way of a new full repairing and insuring lease, outside the security of tenure provisions of the 1954 Landlord & Tenant Act, for a term of years to be agreed.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Rent/Price

Quoting Rent  
Upon application.

Quoting Price  
Upon application.

## Business Rates

To be assessed on completion.

## Grant Assistance

Citation House is within a Tier 1 area for the purpose of convergence funding and as such allow qualifying companies the opportunity to apply for the maximum level of grant available.

## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

## Energy Performance Certificate

To be assessed on completion.

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# Citation House, Llantarnum Park, Cwmbran, NP44 3AB

## The Code for Leasing Business Premises in England and Wales 2007

Please see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

## Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent price. We recommend that the prospective tenants establish the implications before entering into any agreement.

## Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

## Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



## Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

## Alder King Property Consultants

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**Ref:** OY / 65781

**Date:** August 2016

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