

TO LET (May Sell)

UNIT 12 TY COCH DISTRIBUTION CENTRE, TY COCH WAY, CWMBRAN, TORFAEN, NP44 7HF

Semi-Detached Distribution Unit With Large Secure Yard

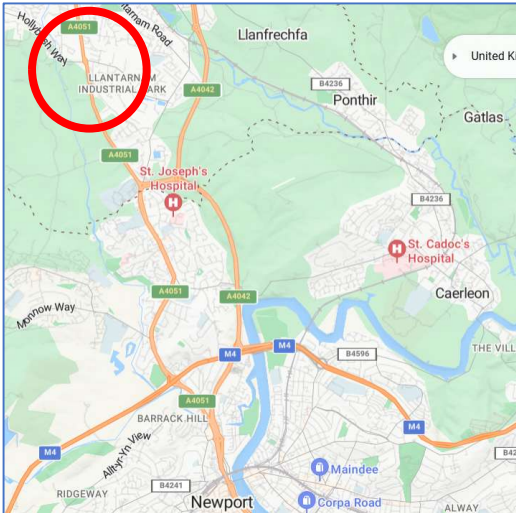


- Semi-Detached Unit Of 23,187 sq.ft. (2,154 sq.m.)
- Within Secure Fenced Site Of 1.37 ac. (0.56 ha.)
- 8 Loading Doors
- Good Access To Js. 26 & 27 of M4

Location (NP44 7HF)

The property is located on the Ty Coch Distribution Centre, a strategically located distribution centre to the south of Cwmbran. With frontage onto Ty Coch Way the estate is located close to the A4051 Cwmbran Drive and A4042 which link directly to Js. 26 & 27 of the M4 at Newport.

Other occupiers on the Ty Coch Distribution Centre include Genesis Distribution and Torafen CBC. The location of the estate can be seen on the plan below:



Description

This unit comprises a semi-detached distribution unit with large enclosed surfaced yard originally built by the WDA during the 1980's. The property benefits from the following:

- Steel portal frame construction;
- Double-pitched roof;
- Block/insulated metal clad elevations;
- Solid concrete slab warehouse floor;
- Min. eaves 6.50m. rising to 7.80m.;
- Up to 8x. Loading Doors – 5x. via Internal Loading Platform;
- Rear Loading Canopy;
- Office & ancillary accommodation;

Mains Services

The property benefits from the provision of mains services, including 3x phase electricity, water and drainage.

EPC

99 – within band 'D'.

Rateable Value (2023)

£72,500 - Rates Payable (2024/25) - £40,673 pa.

Business Support

For further information please contact:

Welsh Assembly Government (Flexible Support for Business) on **03000 60 3000** &

Torfaen Borough Council (Business Direct) on **01633 648735** or businessdirect@torfaen.gov.uk

Accommodation (Gross Internal Areas)

	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.
TOTAL GIA ON TOTAL SITE			2,154.4	23,187
			0.56ha.	1.37 ac.
Main Warehouse	1,906	20,513		
Inc. store	8.1	87		
Warehouse office	26.2	282		
First Floor Office	211.9	2,280		
WC/Stairwell	36.6	394		
Plus Canopy	263.2	2,833	263.2	2,833
Yard	0.25 ha.	0.62ac.	0.25 ha.	0.623 ac

Loading Yard

To the side of the property is a secure enclosed fenced loading yard of c. 0.6ac. The loading yard has direct access onto Ty Coch Way.

Terms

The property is immediately available on a new full repairing and insuring lease for a term to be agreed.

Quoting Rent/Price

Offers are invited in the region of **£86,950 pax..**
Price on application.



Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

VAT

All figures quoted are exclusive of VAT.

Viewing

For further information or to arrange an inspection please contact the joint letting agents:



Michael Bruce MRICS:
Mobile: 07920 144 603
michael@dlpsurveyors.co.uk

Dan Smith
01633 740 740
dan@m4pc.co.uk

SUBJECT TO CONTRACT

MARCH 2025

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