



Cwmbran Open Plan Office Space

FOR SALE

1,305 - 24,968 sq.ft
(121 - 2,320 sq.m)

**Office Accommodation, Glyndwr House, The Mall,
Cwmbran Shopping Centre, NP44 1PB**

- Potential for exclusively reserved parking for any future occupier
- Second floor also benefits from ancillary private offices
- Town Centre amenity – multi food and beverage offerings, a town centre gym and supermarkets within a 30-second walk of the premises

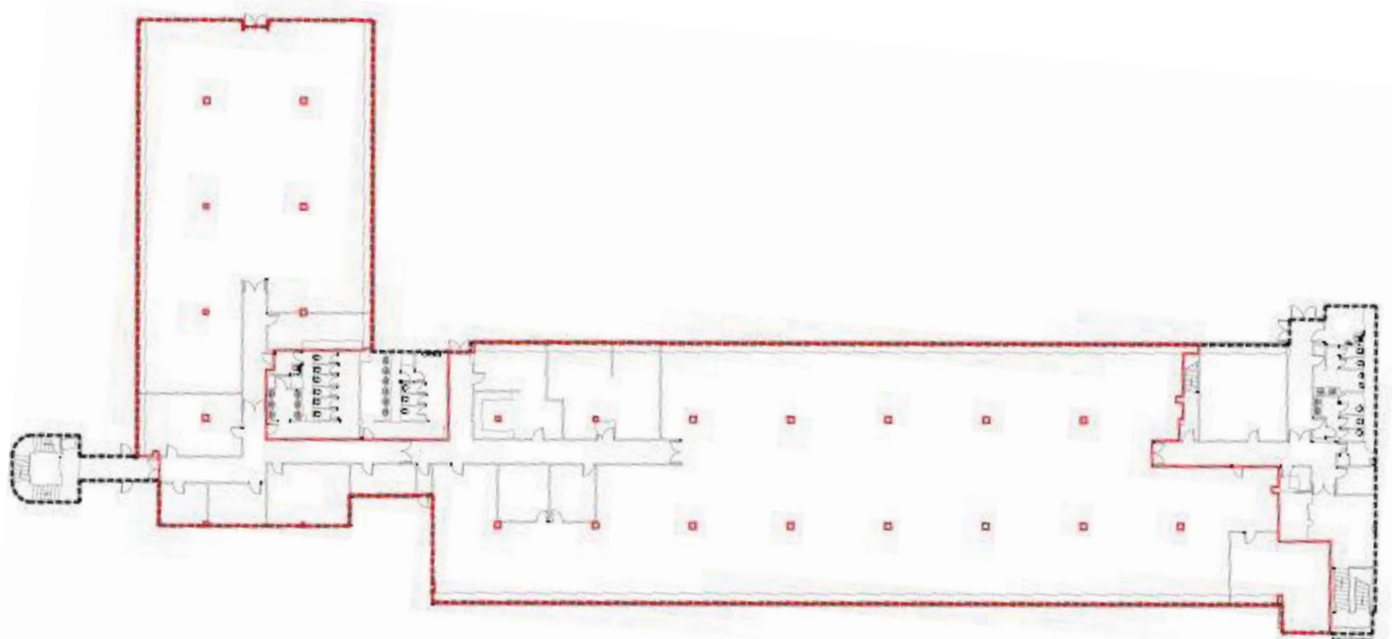
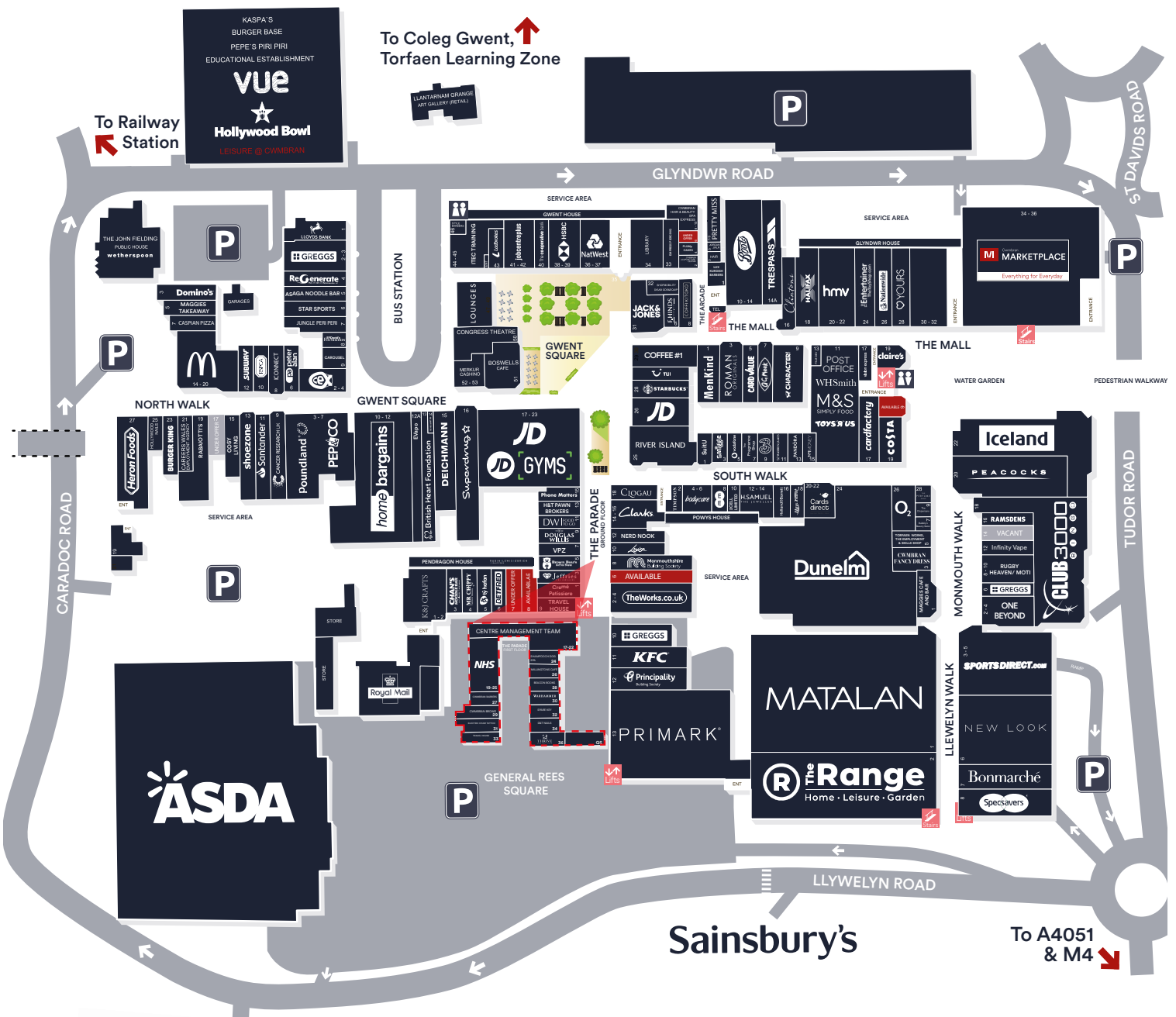
LCP.
part of IMI Core

**0117 990
2200**

searchlcp.co.uk



**Office Accommodation, Glyndwr House, The Mall,
Cwmbran Shopping Centre, NP44 1PB**



2nd Floor Plan

Office Accommodation, Glyndwr House, The Mall, Cwmbran Shopping Centre, NP44 1PB

Description

The available accommodation within the property comprises the first and second floors Offering a predominantly open plan space, the second floor also benefits from ancillary private offices meeting rooms that benefit from excellent natural light.

Glyndwr House enjoys a prime location in Cwmbran, located to the eastern edge of the shopping complex, the property benefits from excellent access to the various shops, cafes and restaurants.

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.

- Lift facilities
- 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



Room Number	Size Sq.ft	Size Sq.m	Rent
Ground Floor	1,305	121.24	POA
1st Floor	4,372	406.17	POA
2nd Floor	19,291	1,792.19	POA
TOTAL	271	2,319.60	

Energy Performance

C - 69. 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.



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. 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.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

31-03-25 MARCH25

Viewing Strictly via prior appointment with the appointed agents:

Owned and Managed by

LCP
part of MCore

0117 990 2200

searchlcp.co.uk

Tony Wilkes 07710 801724
TWilkes@lcpproperties.co.uk

Alex Williams 07741 951843
AWilliams@lcpproperties.co.uk

Knight Frank

Cardiff

029 2049 2492

KnightFrank.co.uk

Mark Sutton 07919 395593
mark.sutton@knightfrank.com

Tom Eddolls 07976 730173
tom.eddolls@knightfrank.com

McMULLEN REAL ESTATE

020 3058 0200

www.mcmullenre.com

Mark Crookes 07831 265072
mcrookes@mcmullenre.com

Peter Barker 07960 978795
pbarker@mcmullenre.com