



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

Property Highlights

- Multi occupied office building
- Refurbished 1st floor office suite
- Excellent onsite car parking provisions
- Available by way of new lease direct from the Landlord
- Flexible terms available



For more information, please contact:

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cushmanwakefield.com

TO LET

VANTAGE POINT, TY COCH WAY, CWMBRAN, NP44 7HF

Location

Vantage Point Business Park is situated approximately 3 miles north of Junction 26 of the M4 motorway and 2 miles to the south of Cwmbran Town Centre, accessed via the A4051.

The park is an established business location set in approximately 11 acres of Landscaped grounds with occupiers including The Crown Prosecution Service, Gwent Police and The Welsh Ambulance Service.

Description

Vantage Point House is a purpose built detached three storey building providing circa 66,000 sq ft of office space. The estate and existing building have been comprehensively refurbished a high standard and include the following:

- Suspended ceilings with recessed lighting
- Full height glazed entrance
- lift access to all floors
- Cafeteria adjacent to the entrance at ground floor
- Carpeted floors
- URV heating and cooling
- Male and female WCs
- Perimeter trunking.

Accommodation

The property comprise the following approximate net internal floor areas:

Vantage Point	Sq.m	Sq.Ft	
Ground floor	2,245.5	24,170	LET
1 st West Wing	688	7,405	AVAILABLE
1 st East Wing	1192.6	12,837	AVAILABLE
2 nd floor	1,660.8	17,877	LET
Total	5,787	66,289	

Car Parking

A parking ratio of 1 space per 250 sq.ft.

Terms

The accommodation is available by way of a new lease on Full Repairing and Insuring terms (by way of building service charge) direct from the Landlord. Further details available upon request.

Service Charge

A service charge will apply to cover the costs in running and maintaining the building. 2015 accounts indicated a service charge of **£3.00** psf.

Rent

£10.50 per sq ft exclusive.

Rates

We have been informed that the Business Rates payable equate to approximately **£3.75** psf. (We advise all interested parties to rely on their own enquiries to the relevant Local Authority Rating Department.)

EPC

Energy Performance Rating of 'C' 73.

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 sole agents Cushman & Wakefield:

Chris Terry

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Cushman & Wakefield

Marchmount House, Dumfries Place, Cardiff CF10 3RJ

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