



# Ty GWENT

Llantarnam Park, Cwmbran, NP44 3HR

## To LET

An impressive self-contained,  
3 storey office building

8,697 - 35,287 sq ft  
(808 - 3,278 sq m)



## LOCATION

Located approximately 3 miles (15 minutes) north of Junctions 25A and 26 of the M4 Motorway, Llantarnam Park is a popular and well established business park, situated just 1.5 miles south of Cwmbran Town Centre. Occupiers on Llantarnam Park include Yes Loans, Bron Afon Housing Association and Careers Wales.

Cwmbran has a population of approximately 48,000. It benefits from an excellent range of amenities with Cwmbran Shopping Centre located 2 miles from Ty Gwent. The centre provides a diversity of shops with major retailers including House of Fraser, Marks and Spencer, Primark, Asda, Matalan, etc.

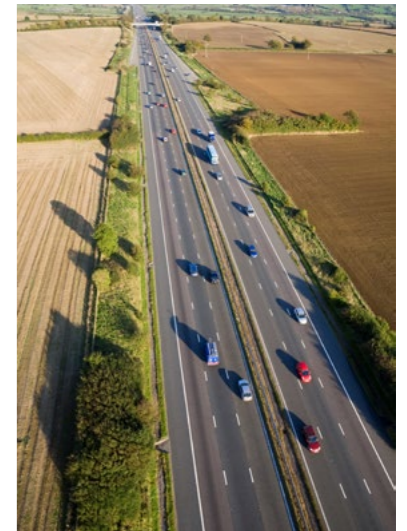
There are also a variety of cafes and restaurants. Furthermore there are 3,000 free car parking spaces.

Cwmbran Retail Park is also situated in close proximity where there are a range of retailers. Ty Gwent is located off Llantarnam Parkway, the main road running through Llantarnam Park, with good access to the A4042 which provides easy access to the south and Newport and to Abergavenny and Pontypool to the north.

The four-star Best Western Parkway Hotel is situated on Llantarnam Park, along with the nearby historic Greenhouse Inn, both providing excellent business and social hospitality.



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## ENJOY THE DYNAMISM OF THE SOUTH EAST WALES REGION

- A strong economic base
- Links to world-class universities
- Superb accessible location
- Competitive operational and employment costs

## CARDIFF CAPITAL REGION

The Cardiff Capital Region aims to develop and promote south east Wales as a great place to live, work and do business.

The City Deal comprises an investment programme of £1.2billion into the regional economy, including £734m for the creation of a South East Wales Metro transport scheme. Each authority is committed to borrowing a total of £120million as part of the CCR City Deal Wider Investment Fund.

A Regional Cabinet will oversee the projects to improve transport, digital networks, developing skills and supporting enterprise and business growth.



[www.tradeandinvest.wales](http://www.tradeandinvest.wales)



## TORFAEN COUNTY BOROUGH

“Torfaen is no stranger to enterprise, innovation and diversification, therefore ensuring it is in touch with today’s ever changing economic climate.”

With over 1 million people living in close proximity and commuting distance to the borough, along with the highly reputable universities in the area, companies investing in Torfaen will have access to a great talent pool. Once at the thriving heart of the Industrial Revolution, Torfaen in modern times has developed its economy.

“Sectors such as manufacturing, construction, the service industry, finance and business, distribution, communications and transport all have played their role.”

Torfaen’s location in South East Wales makes it easy for businesses to operate on a national and global platform. Excellent road, rail and air links brings the rest of the UK and Europe to your doorstep whilst our digital infrastructure ensures that the global business community is only a click away.

In addition, the areas reputation as a visitor destination contributes to the expanding tourism and hospitality sector. “Torfaen aspires to become the home of Wales’ digital valley, thereby placing the area at the forefront of 21st century skills and infrastructure development.” The green and energy sectors additionally are targeted areas for growth.



For businesses looking to ensure that their staff enjoy a great quality of life, Torfaen offers a vibrant mix of town, village and rural living - with all the advantages each of these can bring and at terrific value for money. For your staff this corner of Wales with its rich blend of townscapes, national parks, countryside and even the coast is idyllic.



## DESCRIPTION

Ty Gwent is an impressive 3 storey, self-contained office building built in 2001, providing a mixture of cellular and open plan accommodation over 3 good sized floorplates.

Benefitting from an impressive full height atrium reception and situated in a landscaped environment, the building also offers generous parking.





## SPECIFICATION

The specification of the property includes:

- Raised access flooring
- Suspended ceiling with LG3 lighting
- Gas central heating
- Double glazing
- Triple height atrium reception
- Disabled access
- Shower facilities
- Ground floor cafe / breakout area
- Kitchen facilities on each floor
- Two passenger lifts
- Male / Female / Disabled WC's
- Ewave Telecommunications rating - 5 Stars
- Plentiful cycle parking



**Ty GWENT** benefits from a superb cafe and modern break out area on the ground floor





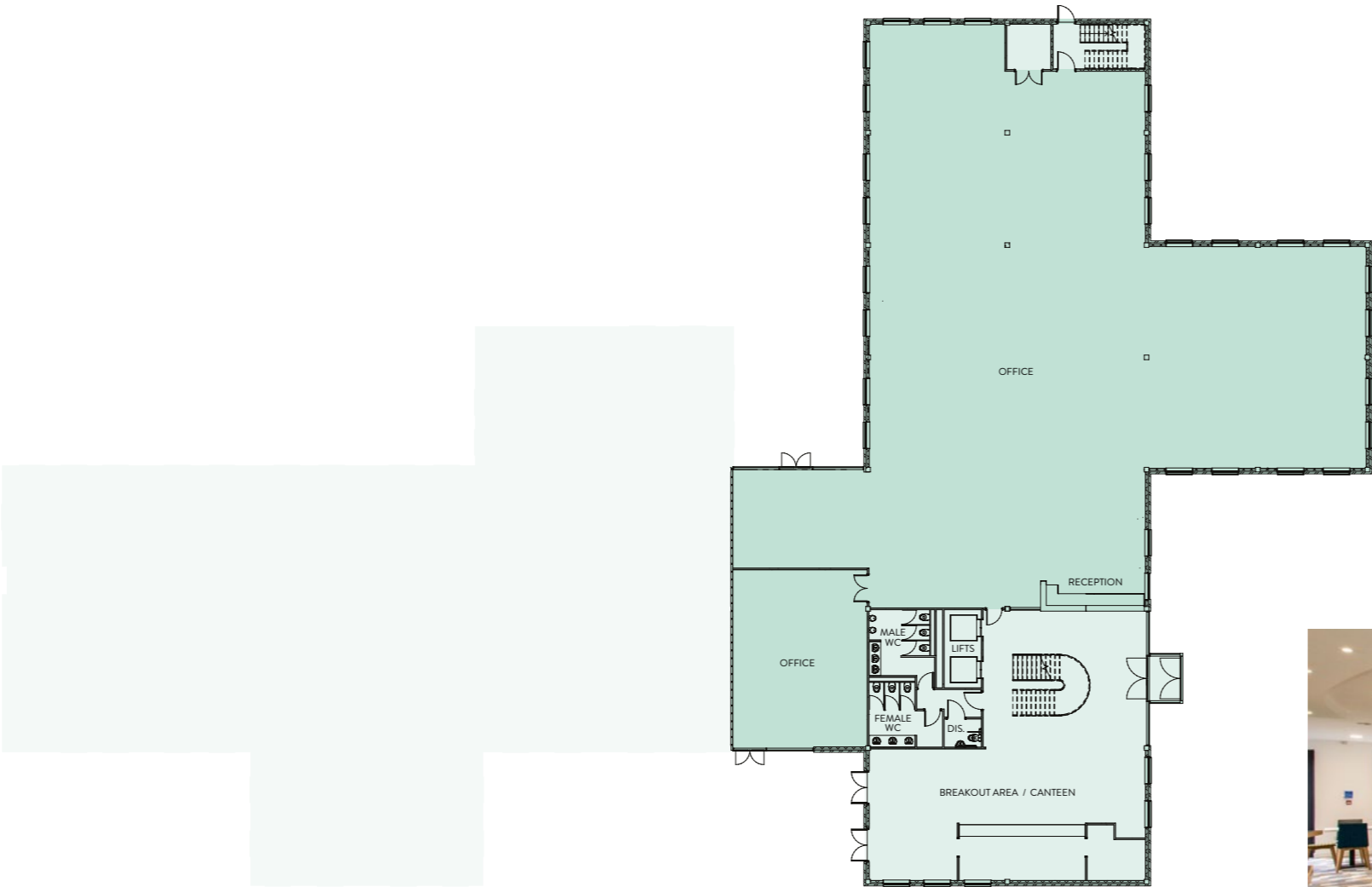
## CAR PARKING

There are 145 parking spaces provided with the property, which equates to a ratio of 1:243 sq ft. In addition, there is a single storey garage to the rear of the property which could be used to accommodate a car or for storage.



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 GROUND FLOOR

UPPER GROUND FLOOR

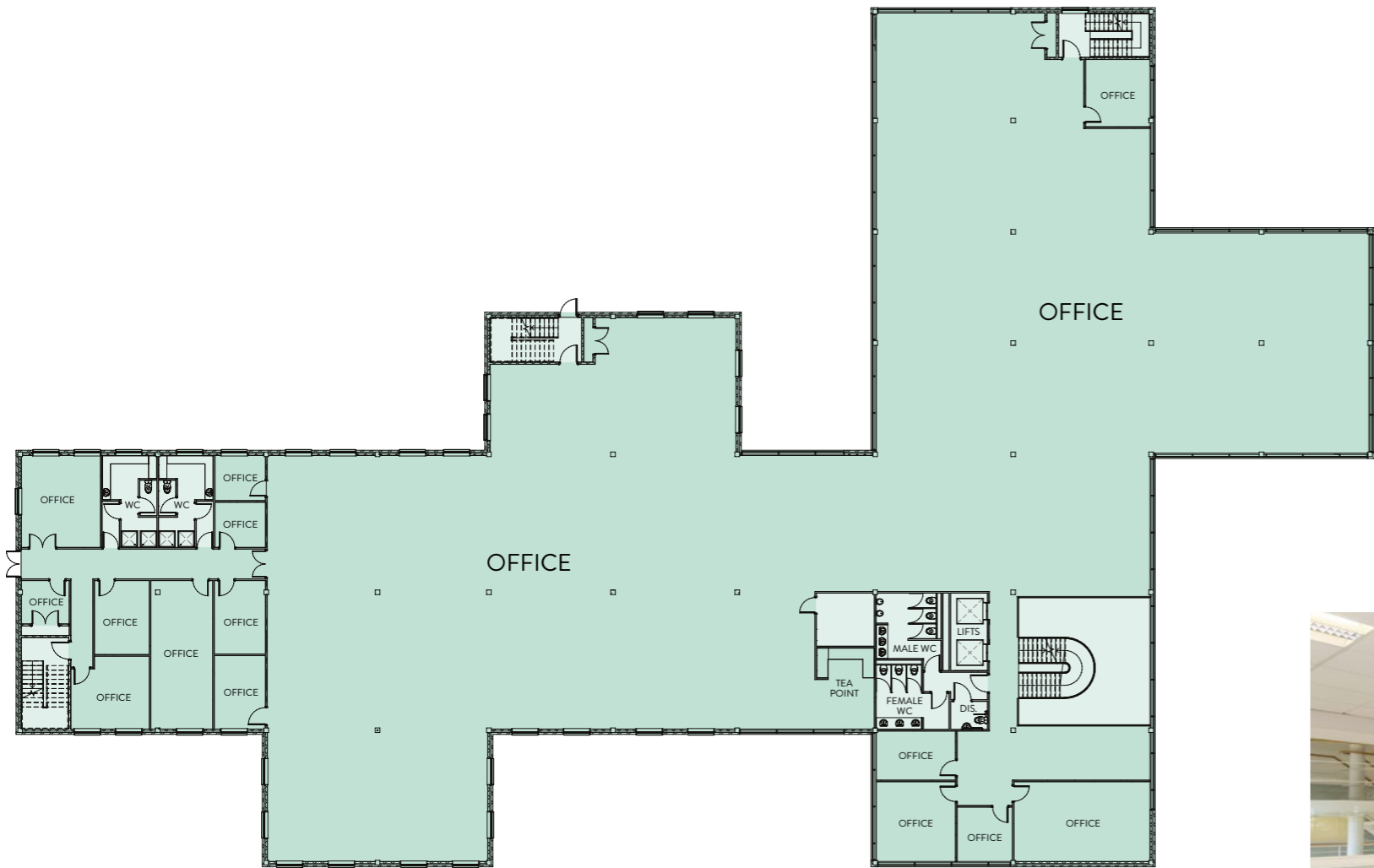
FIRST FLOOR

ACCOMMODATION

BUILDING	SQ FT (NIA)	SQ M (NIA)
First Floor	9,269	861.12
Upper Ground Floor	16,616	1,543.67
Ground Floor	8,697	807.94
Ground Floor (Reception)	705	65.49
TOTAL	35,287	3,278.22

The above floor areas are on a NIA basis in accordance with the RICS Code of Measuring Practice (6th Edition).





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UPPER GROUND FLOOR

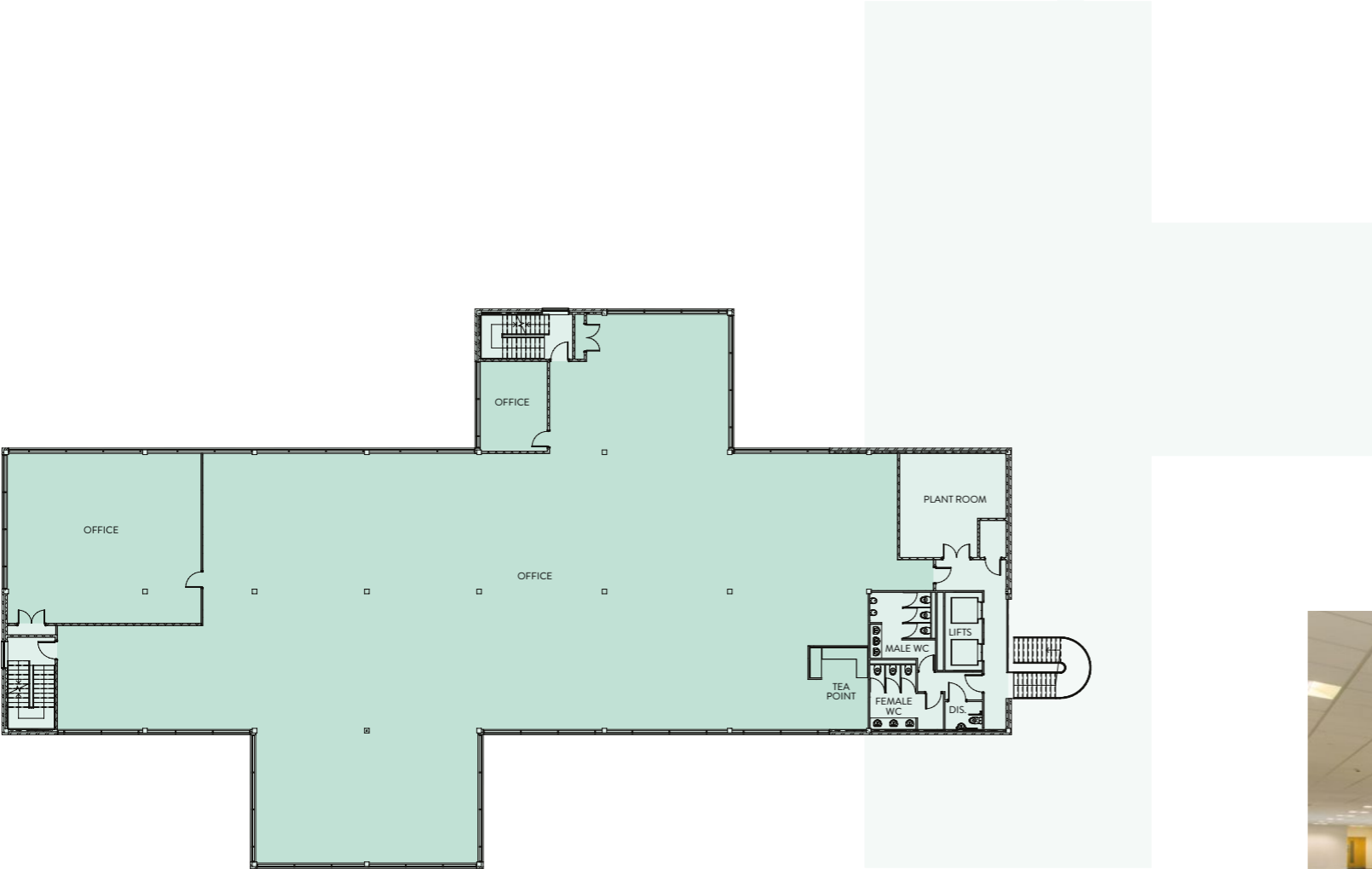
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## GRANTS

Ty Gwent, Cwmbran, is within a tier one location with qualifying companies able to obtain the maximum package of financial support available.

## VAT

The property is elected for VAT.

## EPC

The building has an EPC rating of B-35.

## RENT

Rent on application.

## BUSINESS RATES

Further information available on request.

## TERMS

The offices are available to let by way of a new lease for a term to be agreed.

Further details available from the letting agents.

## TELECOMMUNICATIONS RATING

**ewave**  
telecommunications rating  
★★★★★ 5 Stars

## VIEWING & FURTHER INFORMATION

Asset Managed by:



**0845 500 61 61**  
[www.fi-rem.com](http://www.fi-rem.com)

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