

**Mileway**

# Hill Street Cwmbran

Available to Let Q3 2025  
Warehouse  
1,505 sq ft



Ideal trade counter location



Office accommodation



Available August 2025

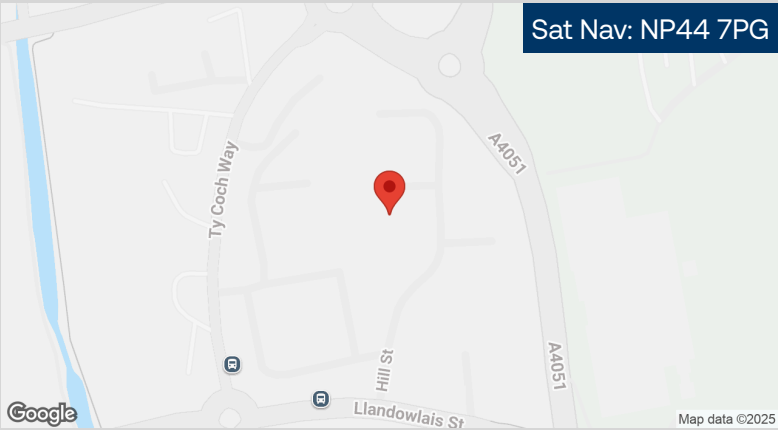


M4 Jct 25A and Jct 26 via A4051



# Hill Street

Cwmbran NP44 7PG



## Description

A modern light industrial/trade unit on Hill Street, part of the established Ty Coch Industrial Estate area. The unit benefits from office, kitchen and W.C. facilities and electric loading door. Minimum eaves height 3.5m maximum eaves height 5.2m.

Available August 2025

## Location

Cwmbran is a well-established business location about 5 miles north of Newport, 17 miles east of Cardiff and is the principal town within the unitary authority of Torfaen County Borough Council. The population of Cwmbran itself is approximately 46,915 (2011 Census) and is the sixth largest urban area in Wales. There are approximately 220,000 living within a 15 minute drive time. Hill Street is prominently situated just off the A4051 close to Cwmbran town centre and opposite the Cwmbran Stadium. There is good access to the M4 motorway via the A4051 or A4042 dual carriageway linking to junctions 26 and 25A respectively.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

**Mileway**  
**Ross Jenkins**  
walesandsouthwest@mileway.com  
0292 168 0815

**Jenkins Best**  
**Henry Best**  
henry@jenkinsbest.com  
07738 960 012

**Jenkins Best**  
**Anthony Jenkins**  
anthony@jenkinsbest.com  
07768 233 919

**Jenkins Best**  
**Craig Jones**  
craig@jenkinsbest.com  
02920 340 033



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 3	Warehouse	1,505	Under offer	£1,405 PCM
Total		1,505		

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