

HIGH QUALITY OFFICES  
**TO LET/FOR SALE**

104 to 1,311 sq m (1,120 sq ft up to 14,116 sq ft)



**LAKESIDE**  
**C O U R T**  
LLANTARNAM PARK  
**CWMBRAN**



- Excellent On-Site Car Parking
- Tier 1 Grant Location
- Close to Junction 26/25a M4

# LAKE SIDE COURT

## Location

Lakeside Court is a new high quality office development situated on Llantarnam Parkway, Llantarnam Park, Cwmbran. It is situated approximately 3 miles north of junction 26 and 25A of the M4 motorway, providing convenient access to the M4 and both Newport (5 miles) and Cardiff (15 miles). Occupiers in Llantarnam Park include Capita Gwent Consultancy, AMS and Hyder Business Services. It also benefits from a number of amenities including a Hotel, where there are conference and banqueting facilities available and a fully equipped leisure club.

Cwmbran town centre is approximately 1.5 miles from Llantarnam Park, where there is an extensive range of shopping and around 3,000 free car parking spaces available within the Cwmbran shopping centre, which is shortly to undergo further redevelopment.



Plans are for identification purposes only. Not drawn to scale.

## Description

The first phase of Lakeside Court comprises a terrace of 5 self contained, two storey office buildings providing high quality accommodation, each with dedicated on site car parking. Each office provides open plan floor plates thus allowing maximum flexibility for occupiers to design their own internal layout.

The scheme is planned to ultimately comprise up to 8 office buildings although there is scope for an occupier to have a bespoke office build.

## Specification

Each building will have the following specification:

- Raised floors incorporating floor boxes at 1 per 10 sq m
- Suspended ceilings
- Recessed LG3 lighting
- Male, female and disabled WC's
- Gas central heating
- Fully carpeted
- Double glazing

## Terms

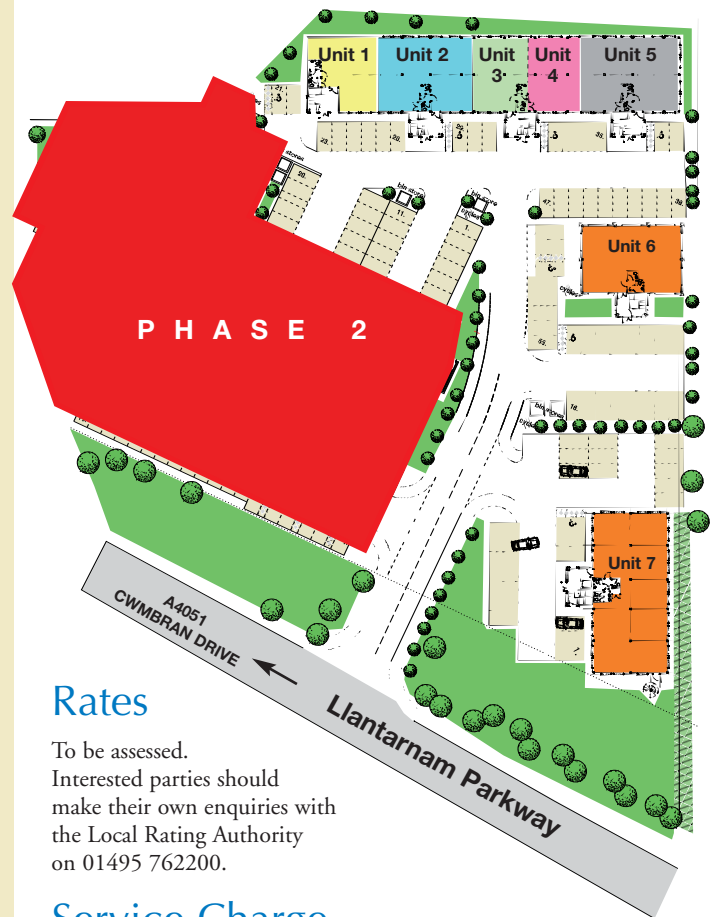
The buildings are available long leasehold (999 years) or by way of a new FRI lease. Floor by floor lettings will also be considered.

Further details available on application.

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## Accommodation

	SQ METRES	SQ FEET	PARKING
Unit 1	208	2,240	9
Unit 2	347	3,730	14
Unit 3	197.5	2,125	9
Unit 4	197.5	2,125	8
Unit 5	Let to Chatterbox Nursery		15
Unit 6/7	to be constructed (up to 945m <sup>2</sup> /10,175 ft <sup>2</sup> )		
Phase 2 up to 2,322 m <sup>2</sup> (25,000 ft <sup>2</sup> )			



## Rates

To be assessed.

Interested parties should make their own enquiries with the Local Rating Authority on 01495 762200.

## Service Charge

A service charge will be levied to cover the Landlord's costs of maintaining the communal areas within the development. Further details available on request.

## Viewing

Strictly via joint agents DTZ and Linnells



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