

**FORMER LUFTHANSA TRAINING CENTRE**  
GRANGE ROAD, CWMBRAN, NP44 3XU



**THREE STOREY OFFICE BUILDING**  
**21,216 SQ.FT. (1971 SQ.M)**



- For Sale
- Prominent detached office
- Good access to Town Centre

#### LOCATION

Cwmbran is a prominent South Wales town in the Gwent Valleys, located 3 miles North of Junctions 25A and 26 of the M4 motorway, it provides excellent access to Cardiff and Newport.

Cwmbran has a population of 48,000 and benefits from excellent amenities. Cwmbran Shopping Centre is a short walk from the subject property on Grange Road.

#### DESCRIPTION

The property comprises a detached office building split over two wings. The north wing offers accommodation over two storeys and the southern over three storeys. The building is of steel frame construction with a total area of 21,216 sq.ft.

There is a large double height reception area with stairwell leading to a mixture of open plan office areas, workshops and training rooms. The property is in poor condition following several years unoccupied. The specification includes solid floors, suspended ceilings, perimeter trunking, and single glazed windows. There are WC and kitchen facilities on each floor. An extensive refurbishment will be required before further occupation.

#### ACCOMMODATION

Ground floor	8,570 sq.ft. (796.17 sq.m)
First floor	8,357 sq.ft. (776.41 sq.m)
Second floor	4,289 sq.ft. (398.41 sq.m)
<b>TOTAL</b>	<b>21,216 SQ.FT. (1,971 SQ.M)</b>

#### PARKING

A large car park provides space for approximately 50 parking spaces.

#### TERMS

The property is available for sale freehold.

#### PRICE

Price on application

#### VAT

Sale will be subject to VAT

#### RATES

Rateable value £83,500

Rates payable £42,919

#### LEGAL COSTS

Each party to be responsible for their own legal costs on the transaction.

#### EPC RATING

EPC available on request.

#### ANTI MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, Cooke & Arkwright will require any purchaser to provide proof of identity along with any other required documents.



#### VIEWING

Strictly by appointment with sole agents:-

Rhys Price [rhys.price@coark.com](mailto:rhys.price@coark.com) 02920 346374

REF: 101520 - MAR 2019

Mark Siddons [mark.siddons@coark.com](mailto:mark.siddons@coark.com) 02920 346361

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 [www.coark.com](http://www.coark.com)

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