



CWMBRAN | NP44 1PB



KEY RETAILERS

SPORTSDIRECT.com

wilko

JD



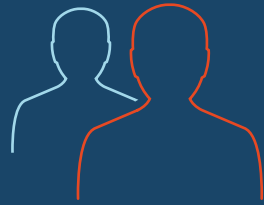
MATALAN

RIVER ISLAND

Anchored by

M&S

PRIMARK



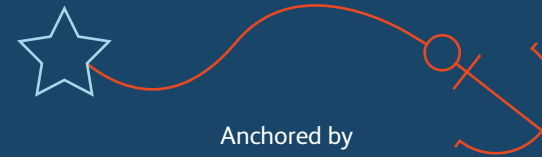
40%

visitor frequency increase
of **38%** from 2015



€756m

total non-grocery spend



Anchored by

**Primark,
Marks & Spencer
and Asda**





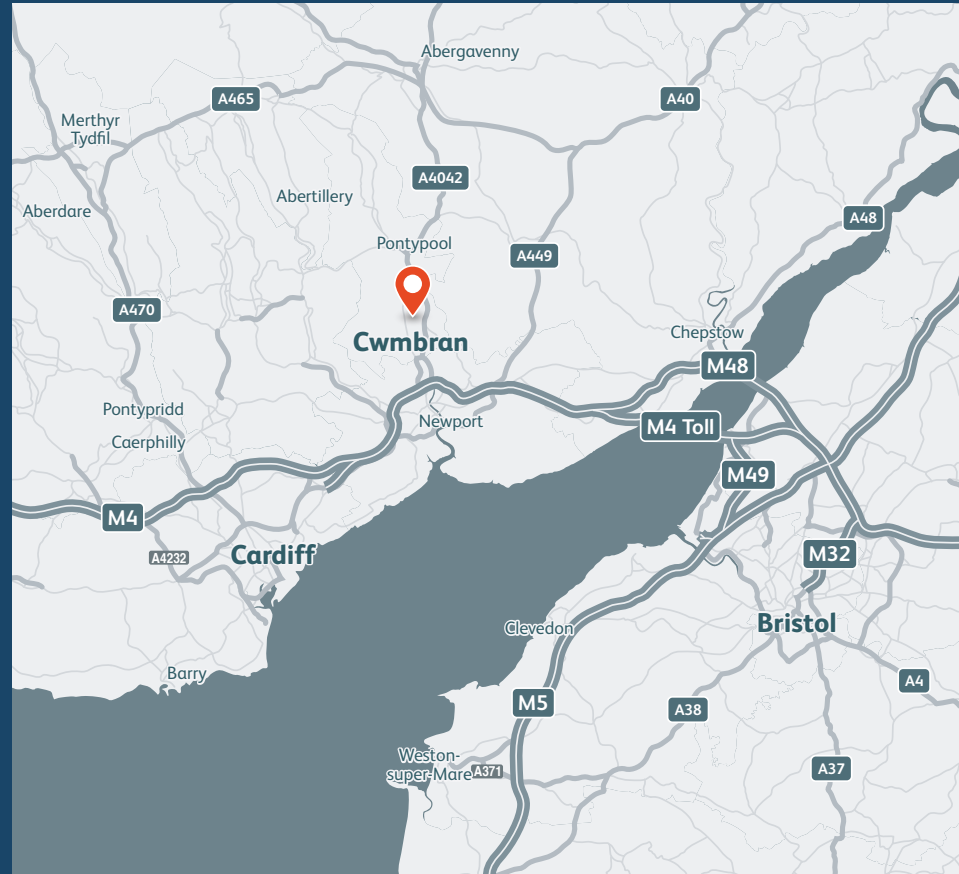

Established
15.6m
annual footfall



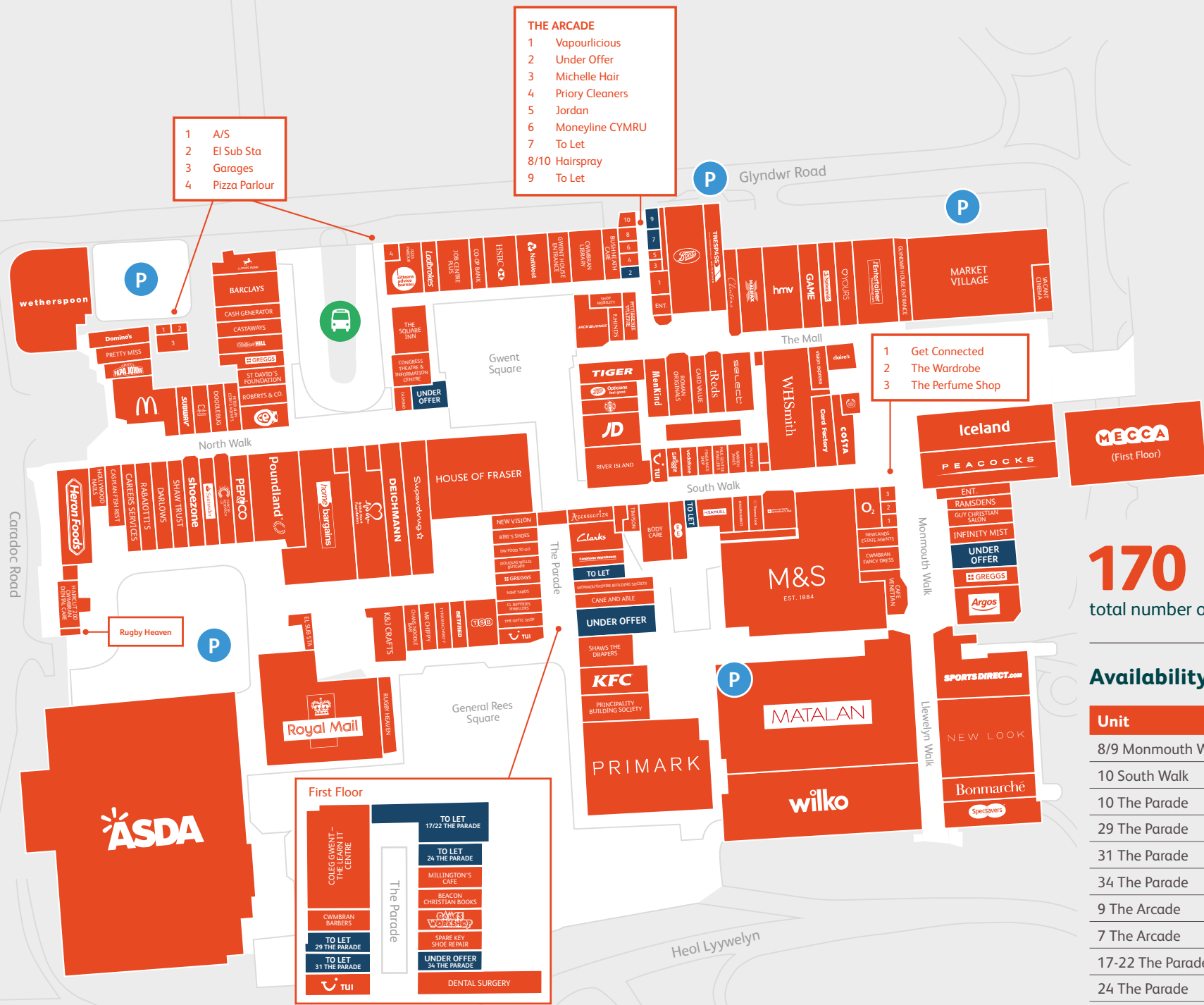

3000
free car parking spaces



5min
5-minute walk to
Cwmbran Station



EXTENSIVE RETAIL
OFFER OF **170 STORES**



170
total number of units

Availability

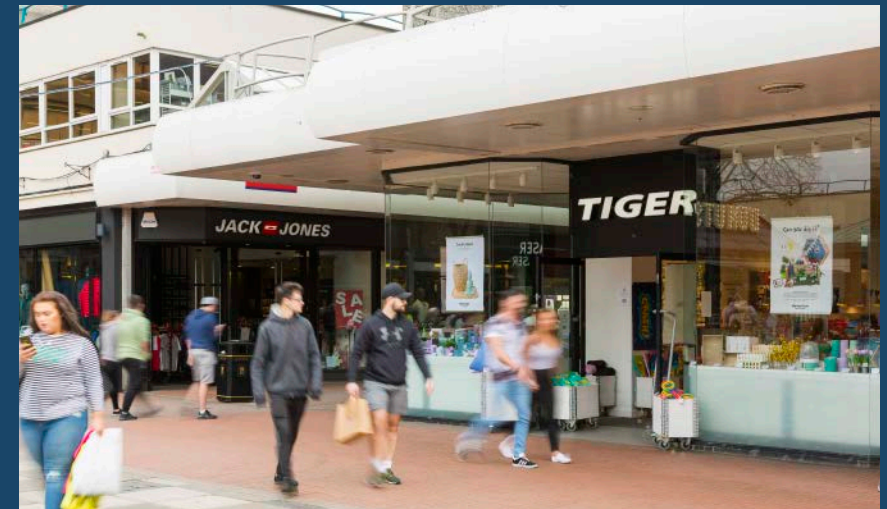
Unit	Tenant	Sq Ft
8/9 Monmouth Walk	U/O	3,943
10 South Walk	To Let	1,243
10 The Parade	To Let	893
29 The Parade	To Let	617
31 The Parade	To Let	829
34 The Parade	U/O	658
9 The Arcade	To Let	1,150
7 The Arcade	To Let	842
17-22 The Parade	To Let	2,368
24 The Parade	To Let	462



£1.5bn
resident spend



387k
catchment population





Misrepresentation Act: Whilst care has been taken in the measurement of this property and the preparation of the floor area schedule, which is believed to be accurate, these measurements do not form part of a contract or collateral contract and should not be relied upon by intending purchasers or tenants as statements or representation of fact. The floor areas constitute an outline for guidance only. No person in the employment of KLM Retail or EJ Hales has the authority to make or give any representation or warranty in relation to the property. Unless otherwise stated, all prices and rents are quoted exclusive of value added tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.



The landlord has regard to the recommendations of the voluntary Code of Practice for Commercial Leases in England and Wales. If you are professionally represented you should ask your adviser for a copy. Alternatively the document can be found at www.commercialleasecodeew.co.uk or obtained from the Royal Institution of Chartered Surveyors. Tel: 020 7334 3806.



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