CWMBRAN

22.26m Annual Footfall*
*2024 data provided by mytraffic

3,500 FREE Car Park Spaces

683k Catchment Population

COMING SOON

Nando's | ALL STARS SPORTS BAR | FLIPOUT











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CWMBRAN

Cwmbran is the only "new town" development in South Wales and is an established commercial location.

- Prime location in the town centre
- The town centre has 3,500 free car parking spaces and a dedicated bus station
- 7kW twin Electric Car charging points in the undercroft of General Rees Car Park
- 12 ultra-fast PoGo available in the John Fielding Car Park
- Cwmbran currently ranks in the top 4% of centres nationally for spend potential



Drive Times

Newport	14 minutes
Abergavenny	30 minutes
Cardiff	35 minutes
Bristol	44 minutes
Swansea	1 hour 11 minutes

Source: Google Maps Feb 22 (by Car)



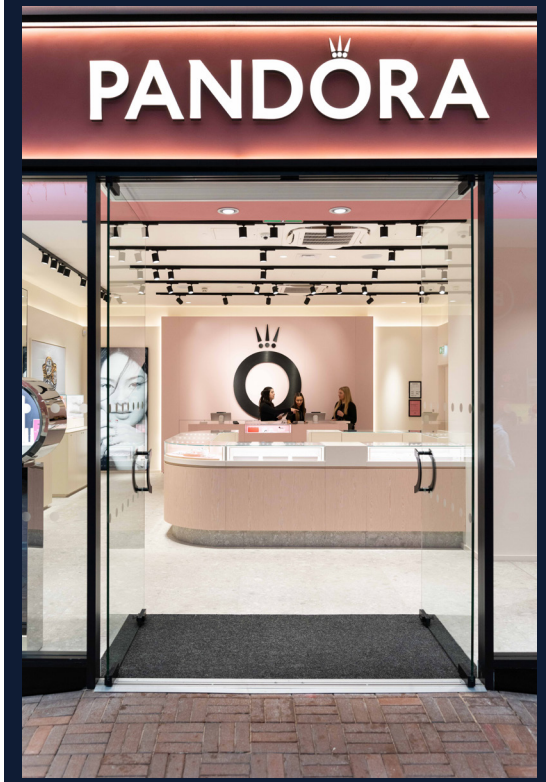
3,500
FREE Car Park Spaces



Spend potential within the
TOP 4%
of centres nationally

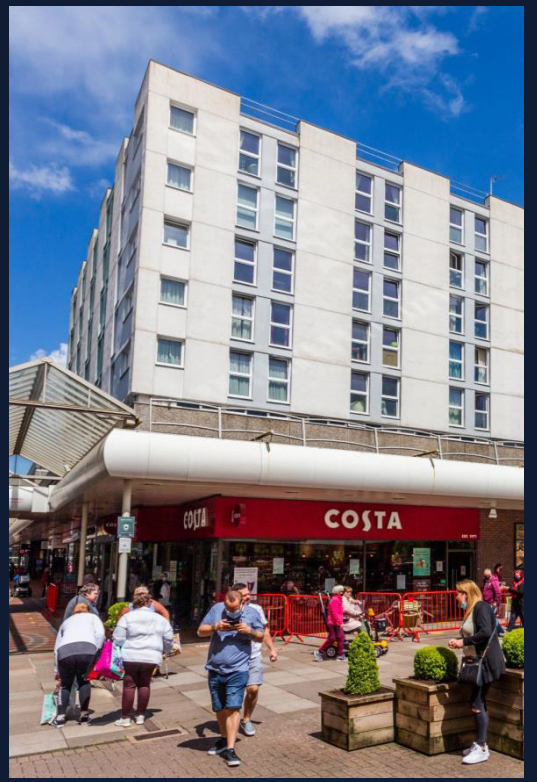
22.26m
Annual Footfall*
*2024 data provided by mytraffic

90,000 sq.ft
Leisure & entertainment development
vue Harvester hollywood bowl



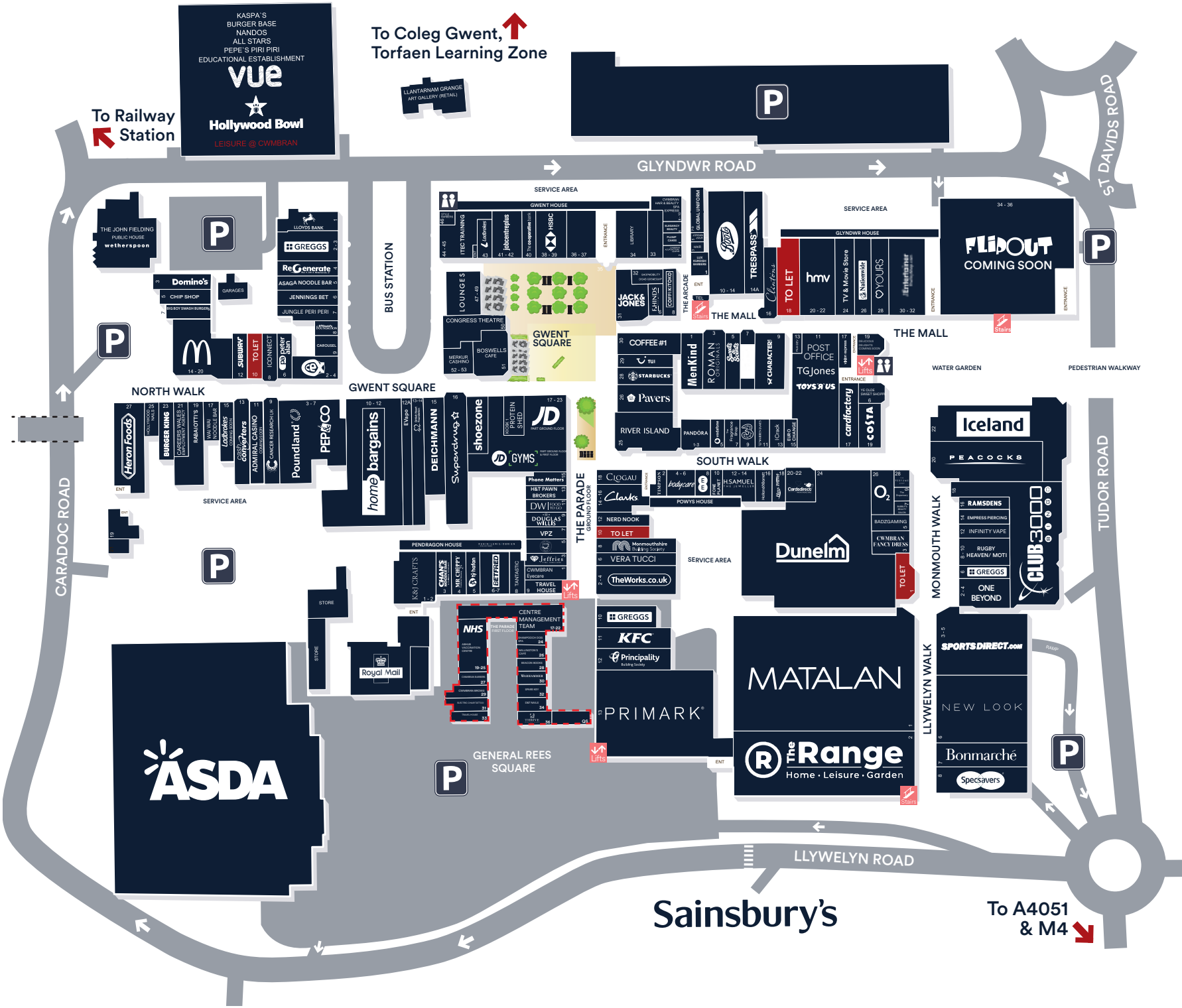
180
Retail Units





CWMBRAN

Click here to view all vacant properties



CWMBRAN

Catchment

Cwmbran's catchment contains a population of **683,000 residents**, with 305,500 in the core catchment (primary and secondary segments), from which it **draws 81% of its shoppers**. The age of the population is broadly in line with the UK and Welsh average, dominated by ages 25-64.

Cwmbran's residents have an **annual spend potential of £4.6 billion on non grocery items, with the equivalent shopper spend totalling £862m.**

The large catchment spans north beyond Abergavenny and south encompassing Newport.

Demographics

43%

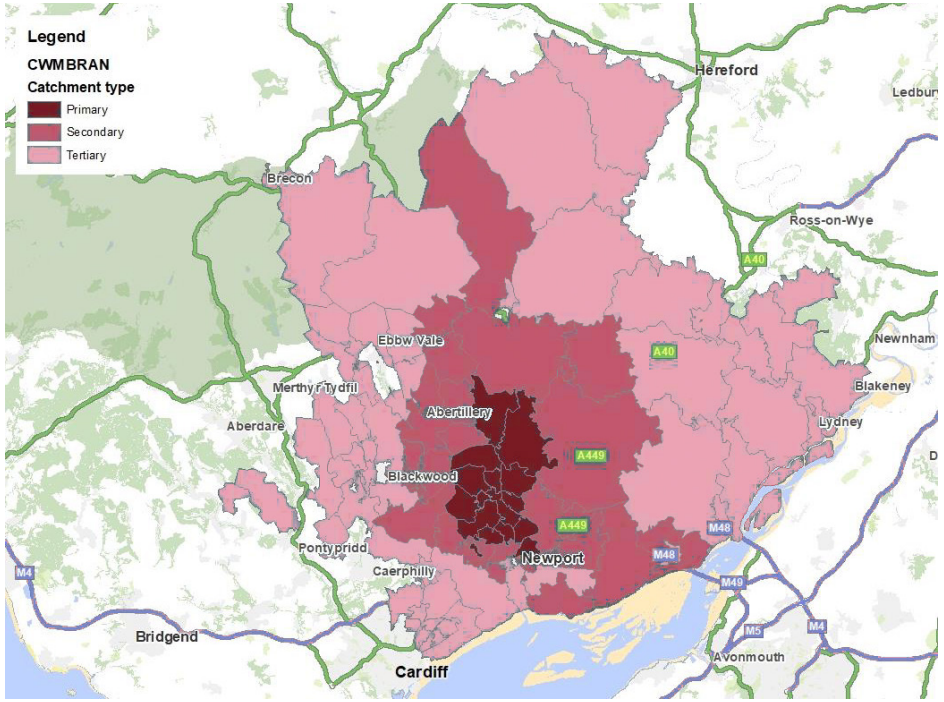
of Cwmbran's catchment are: Young Family Groups, Modest Means and Striving Families. These local customers are well aligned to the mass market and value focused brand mix within the centre.

With a diverse catchment, Cwmbran Centre serves affluent families to the east, who will shop multiple destinations annually, and mid to lower affluent families to the west, who will be loyal customers shopping on a regular basis.

Catchment	Total Population	Penetration (%)
Primary	112,875	62
Secondary	190,700	19
Tertiary	379,564	6
Total Catchment	**683,139**	**87**

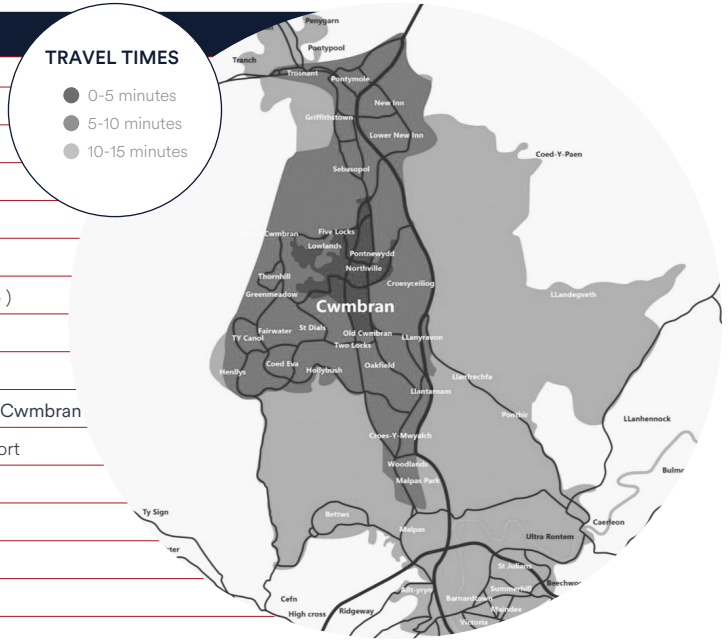
Age Band	Percentage of Catchment Population	UK Average Percentage	Wales Average Percentage
0-15	19	19	18
16-24	9	11	11
25-44	24	26	24
45-64	27	26	26
65+	20	19	21

Source: Experian



Buses servicing the town centre:

Service	Route
1	**Cwmbran** - Pontnewydd - Upper Cwmbran - Thornhill
2	**Cwmbran** - Croesyceiliog - **Cwmbran**
5	**Cwmbran** - St Dials - Fairwater (Circular) - **Cwmbran**
6	**Cwmbran** - Greenmeadow - Ty Canol - **Cwmbran**
7	**Cwmbran** - Hollybush - Coed Eva - **Cwmbran**
15	Trevethin - Pontypool - New Inn - **Cwmbran** - Oakfield - Llantarnam - Malpas - Newport (Market Square)
21	Blackwood - Pontllanfraith - Swfrydd - Old Furnace - Pontypool - Griffithstown - **Cwmbran** & return
22	Ebbw Vale - Waunlwyd - Aberbeeg - Swfrydd - Hafodyrynys - Pontypool - **Cwmbran**
23	Varteg Hill - Garndiffaith - Talywain - Abersychan - Pontnewynydd - Pontypool - New Inn - Griffithstown - **Cwmbran**
29	Cwmbran Train Station - **Cwmbran Bus Station** - Grange University Hospital - Ponthir - Caerleon - Newport
30	Blaenavon - Pontypool - **Cwmbran**
X3	Pontypool - **Cwmbran** - Cardiff
X20	Newport - **Cwmbran** - Pontypool - Abergavenny
X24	Blaenavon - Varteg Hill - Pontypool - **Cwmbran** – Newport







Location

Cwmbran is located in South Wales, approximately 6.5 miles North of Newport, 16 miles north east of Cardiff and 14 miles South of Abergavenny. Jcts 26 and 25a of the M4 motorway are approximately 4 miles to the south, with access being provided via the A4051 and A4042 respectively.

Cwmbran Railway Station is located within a 10 minutes walk of the town centre and provides a regular and direct service to Cardiff and Newport with journey times approximately 30 minutes and 10 minutes respectively.

Sat Nav Ref: **NP44 1PB**

Visiting Cwmbran

By Bike:
There are 6 cycle racks at various entrances to the centre.

By Bus:
The bus station is right in the town centre on Glyndwr Road. There is also a bus stop near Asda.

By Train:
Cwmbran station is less than a 10 minute walk.

By Car:
From the M4, take jct 25a or 26 and follow signs to Cwmbran. There are more than 3,500 free car parking spaces. The taxi rank is situated on the east side of General Rees car park, near The Parade.

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CWMBRAN

Viewing

Strictly via prior appointment with the appointed agents:

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