

TO LET

Unit 78

Springvale Industrial Estate

Cwmbran, Torfaen, NP44 5BD

///hungry.lots.cover

1,510 sq ft



- Well established industrial estate
- 24-hour access
- Level Access Roller Door
- Refurbishment available
- 3 phase power
- Car Parking Available
- 5 min drive from Cwmbran Town Centre

Contact Us

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TO LET

LOCATION

Cwmbran is a busy town about 5 miles north of Newport, 17 miles east of Cardiff and is the principal town within the unit authority of Torfaen County Borough Council.

Springvale Industrial Estate is a well-established manufacturing and trading location approximately 0.5 miles to the North of the local town centre and all the amenities it provides. The estate is 10 minutes' drive from Junction 26 of the M4, linking the area to the wider motorway network.

Occupiers on the estate range from large national companies such as Rentokil, POBL Group, RSS Infrastructure and a variety of local tenants.

DESCRIPTION

Unit 78 Springvale Industrial Estate is comprised of 1,510 sqft of industrial space available to let.

The space provides good quality open plan space with an office and roller shutter door and separate personnel access. The unit also benefits from an small external store.

TERMS

The unit is available on a new full repairing and insuring lease, for a term to be agreed. Flexible arrangements available.

RATING ASSESSMENT

The property has a Rateable Value of £10,750. Small Business Rates Relief may be available. Further enquiries should be directed to Torfaen County Borough Council.

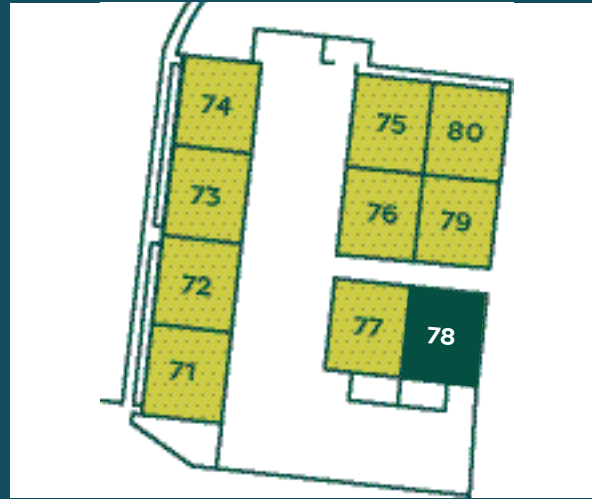
COSTS

Each party to be responsible for their own costs incurred in the transaction.

PLANNING

General Industrial

Interested parties for alternate uses are advised to make their own enquiries to the Local Planning Authority.



The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Gross Internal Area of:

| ACCOMMODATION | SIZE SQ FT | SIZE SQ M |
|---------------|------------|-----------|
| Unit 78 | 1,510 | 140.28 |

SERVICE CHARGE

The upcoming budget for the 26-27 service charge year starting 1st February is £0.31 per sq ft.

EPC

The unit has an EPC rating of E

RENT

Upon application.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.



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