

TO LET.

**Knight
Frank**



Refurbished Industrial / Trade Units.

1,613 sq ft to 4,838 sq ft (149.8 sq m to 449.46 sq m).

Unit 7&8 Woodside Way, Springvale Industrial Estate Cwmbran,

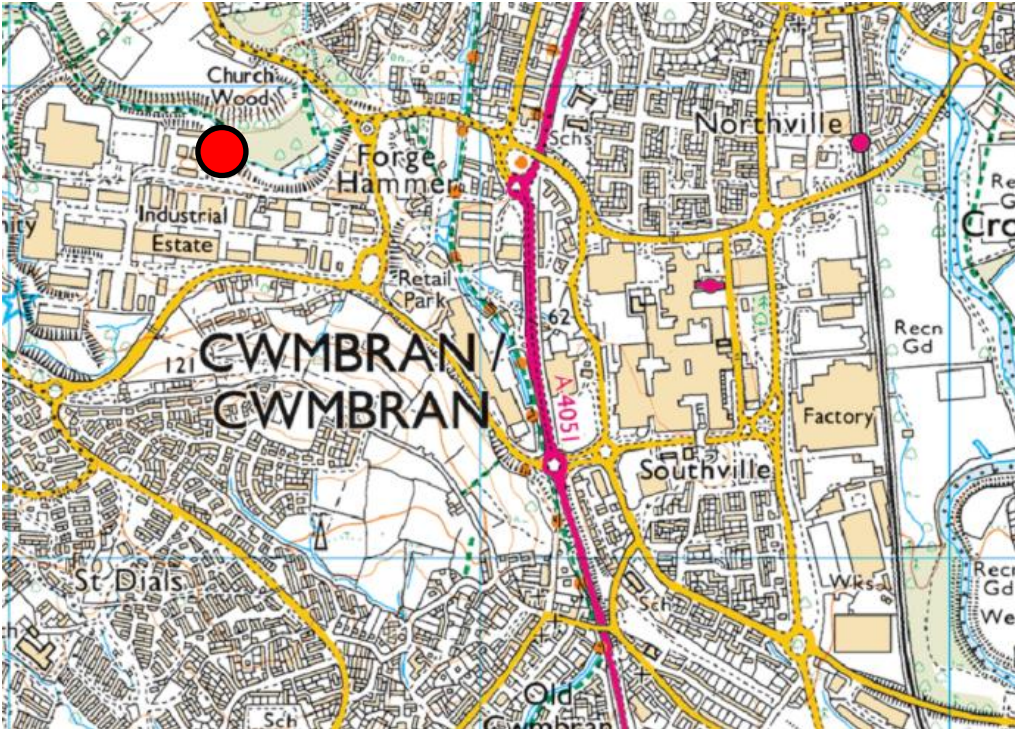
NP44 5BR.

Location.

Cwmbran is located in South East Wales, approximately 5 miles from Newport and 18 miles from Cardiff. The town has excellent road connections, being located 4 miles from junction 26 of the M4.

Woodside Way is on Springvale Industrial Estate and consists of a development of 8 units. This area has a mix of commercial operators from trade to manufacturing. The estate is well-connected, with the A4051 providing direct access to the M4 motorway, facilitating easy transportation links to Newport, Cardiff, and beyond.

There are a mix of local and national occupiers on the estate including Rentokil, POBL Group, RSS Infrastructure and a variety of local tenants.



Description.

The industrial/warehouse units are constructed with steel portal frames, profiled steel cladding on the roof and upper elevations.

- Single WC
- 3 phase Electric
- Level roller shutter access
- Pedestrian entrance
- Minimum Eaves Height: 6.15m
- Generous concrete forecourt

Accommodation.

Approx. GEA	Sq Ft	Sq M
Unit 7	3,225	299.6
Unit 8	1,613	149.8
TOTAL	4,838	449.46



Services.

The property benefits from all mains services.
Interested parties advised to make their own enquiries.

Terms.

Available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

Rent.

Unit 7 : £29,000 per annum plus VAT

Unit 8: £15,500 per annum plus VAT

Rates.

To be re-assessed.

EPC.

Energy Performance Certificate Asset Rating 'C' (73).

A copy of the certificate is available upon request.

VAT.

VAT will be applicable.

Service Charge & Insurance.

A service charge will be levied to cover the cost of the maintenance and upkeep of the common parts of the estate.

The Landlord insures the building and recovers the premium from the tenant.

Further information available on request.



Contact.

For further information, or to arrange a viewing, please contact the sole agents.



Cardiff

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JUNE 2025 - SUBJECT TO CONTRACT

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Particulars dated June 2025. Photographs dated June 2025.

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& property, perfectly.**