

TO LET

Trade Counter/ Warehouse
Units

Springvale Industrial
Estate,
Cwmbran
NP44 5BA

1,850 sq ft – 15,359 sq ft



Location

Cwmbran is a well established business location about 5 miles north of Newport, 17 miles east of Cardiff. It is the principle town within the unitary authority of Torfaen County Borough Council.

Springvale Industrial Estate is situated approximately 0.5 miles to the North of Cwmbran town centre in a popular commercial area.

Description

The units are prominently located warehouse / Trade Counter units of north light construction with a minimum eaves of 4.65 metres. The specification includes;

- Level Loading Roller shutter door
- Good car parking provision
- 3 phase power available
- Ability to create fenced compound

Accommodation

Availability from 1,850 sq ft – 15,359 sq ft.

Terms

The units are available on a new Full Repairing and Insuring lease for a term of years to be agreed.

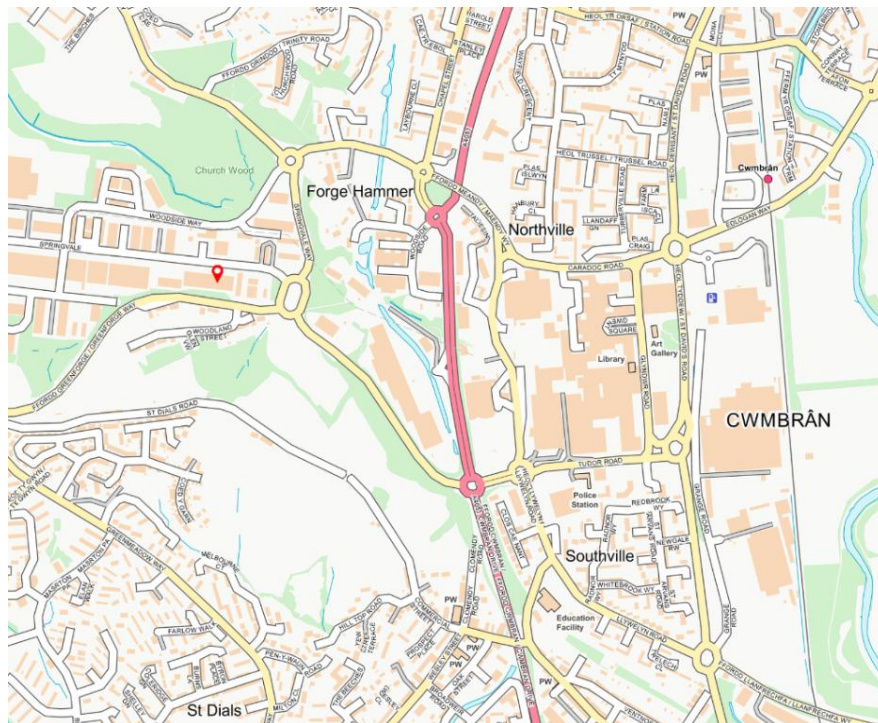
Service Charge & Insurance

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.

VAT

VAT is applicable on all costs.



Availability Schedule

Unit	Size (Sq Ft)	Quoting Rent PSF	Quoting Rent P.A	Rateable Value	Rates payable	EPC
Unit 15	7,729	£6.50	£50,250	£36,500	£20,732	B/48
Unit 16a	3,815	£6.50	£24,780	£23,250	£13,206	D/95
Unit 16b	3,815	£6.50	£24,795	29,250	£16,614	D/77
Unit 18a	1,850	£6.50	£12,025	£13,000	£7,384	tbc
Unit 18b	5,716	£6.50	£37,154	£34,250	£19,454	tbc
Unit 19b	3,815	£6.50	£24,795	£25,500	£14,484	D/77

Contact



For further information, or to arrange a viewing, please contact knight Frank or joint agents Jenkins Best:



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MARCH 2026 - SUBJECT TO CONTRACT

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Particulars dated March 2026 Photographs dated August 2025.

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