



TO LET

Unit 15, Springvale Industrial Estate,
Cwmbran, **NP44 5BA**

Industrial / Warehouse To Let. End of terrace with self-contained yard/loading area. *Virtual tour available*

- End of terrace with self-contained yard/loading
- Unit prominently positioned fronting main estate road
- Established industrial, distribution and trade location
- Close proximity to Cwmbran Town Centre with excellent road links
- 2 No. level roller shutter doors, width 4 metres, height 5 metres
- Minimum eaves height 4.2 metres
- Virtual tour available.
- Floor plan available



Size

7,588 sq ft (704.95 sq m)

Rent

£53,166 per annum plus VAT

Location

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

The population of Cwmbran itself is approximately 46,915 (2011 Census) and is the sixth largest urban area in Wales.

There are approximately 220,000 living within a 15 minute drive time.

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

Connectivity

Cities

Newport	5 miles
Cwmbran	0.5 miles



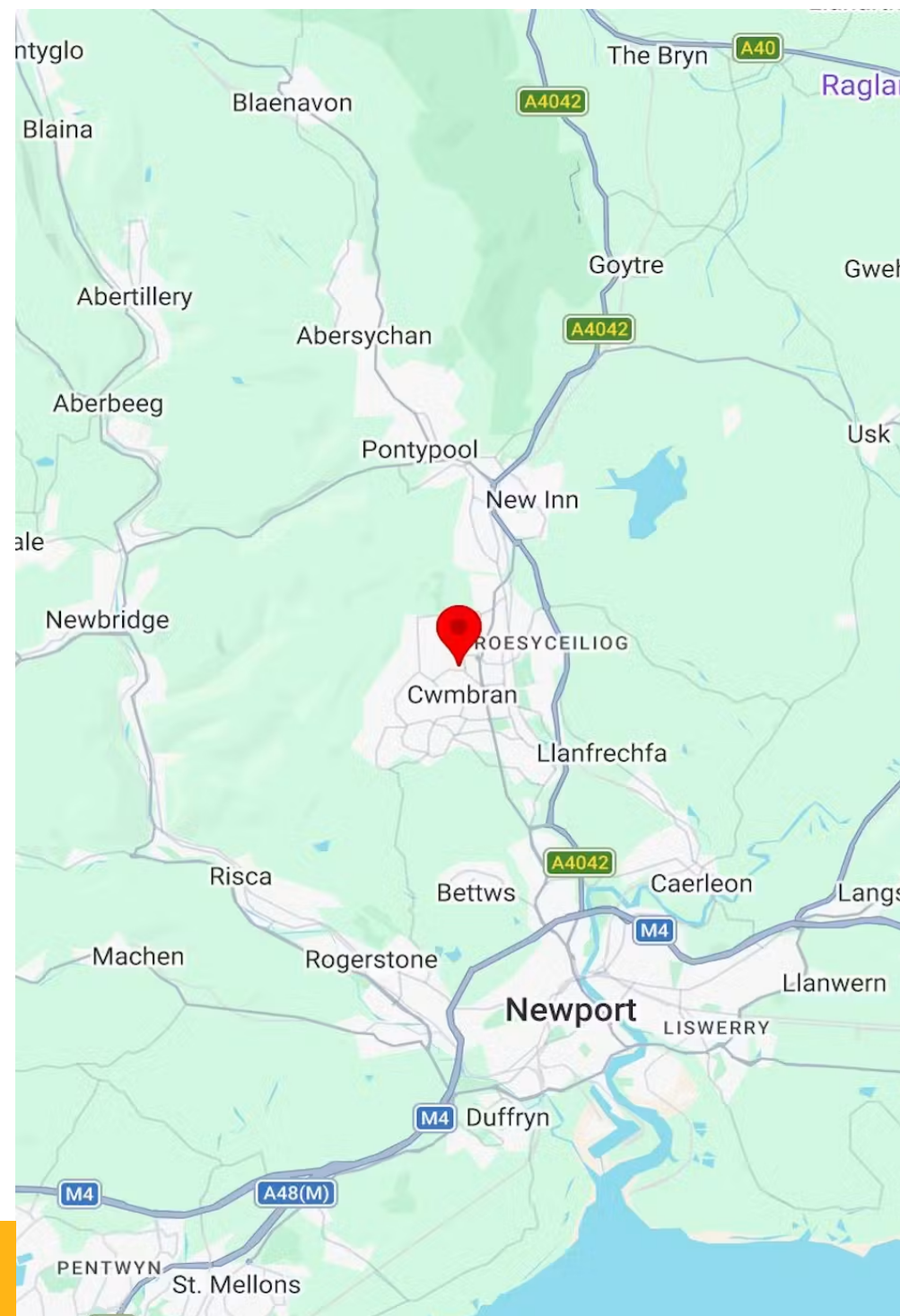
Road

M4 Jct 26	4 miles
A4042	1.6 miles



Train Stations

Cwmbran	0.6 miles
Newport	6.4 miles



Description

Light industrial / trade / storage unit close to Cwmbran Town Centre benefitting from its own external compound / yard

- End of terrace with self contained yard/loading area
- Open plan warehouse / production area with single WC.
- Warehouse has minimum eaves height of 4.2 metres.
- Access via level 2 roller shutter doors 4 metres wide x 5 metres high.
- WCs and Kitchen.
- Floor plan available.

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
15	7,588	705
TOTAL	7,588	705

Specification



EPC: B (48)



Eaves Height (m): 4.2



Secure yard



Loading Doors
(Surface level): 2



Lighting Type: LED



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Sat Nav. NP44 5BA

///follow.anyway.friday



Viewings

Please contact Jenkins Best or our joint agents.
Virtual tour available.

Terms

Available by way of a New Lease for a Term of
Years to be agreed.

Rent

£53,166 per annum plus VAT

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £36,500

Rates Payable: £18,323 per annum Based on
2026 Valuation.

Service charge

£9,755.47 per annum current annual
contribution for the year ending March 2027

Insurance

£1,532.56 per annum Current building insurance
premium year ending December 2026

Legal Costs

Each party to bear their own costs

EPC

B (48)

VAT

Applicable

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All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.