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Industrial

7,588 sq ft (704.95 sq m)

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

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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

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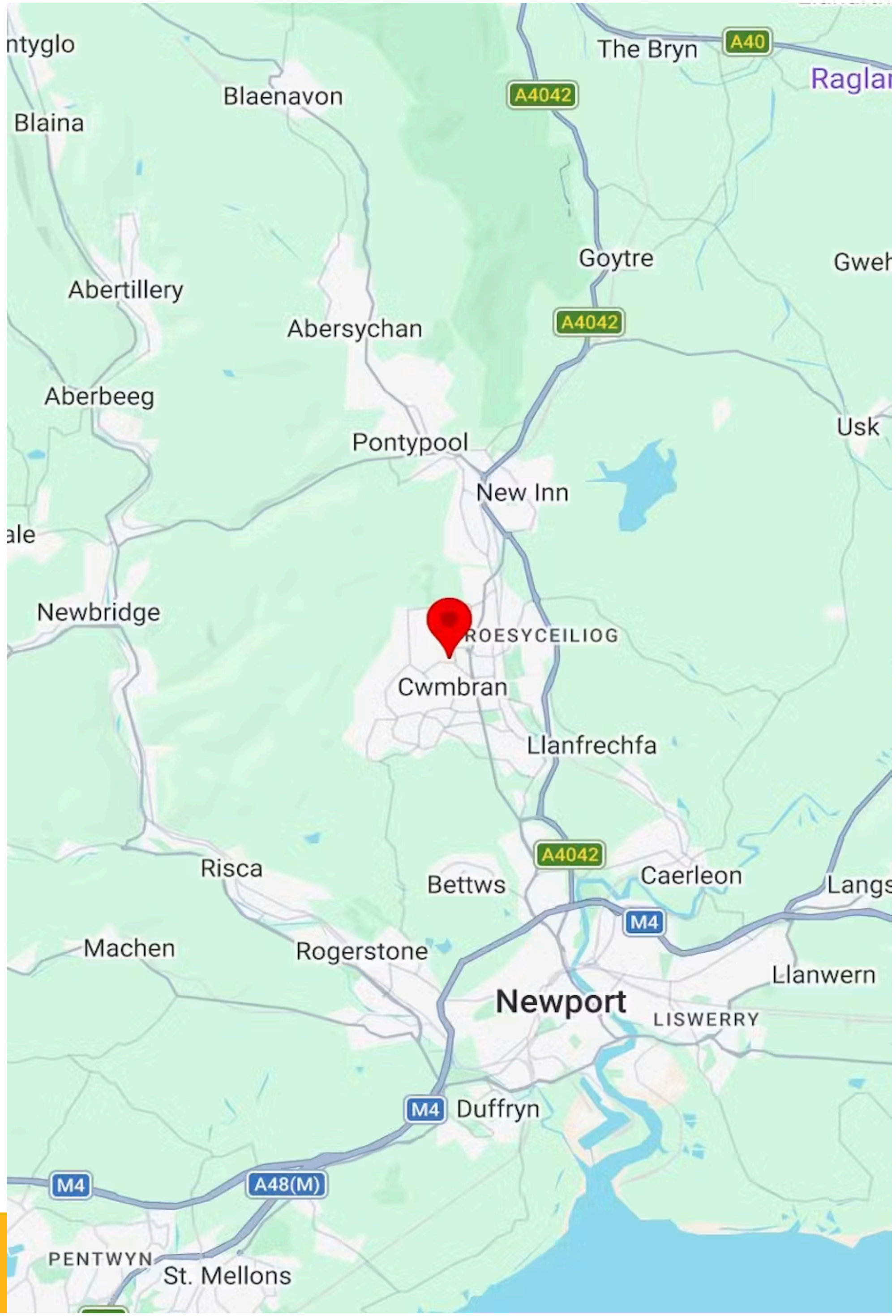
what3words



Description

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

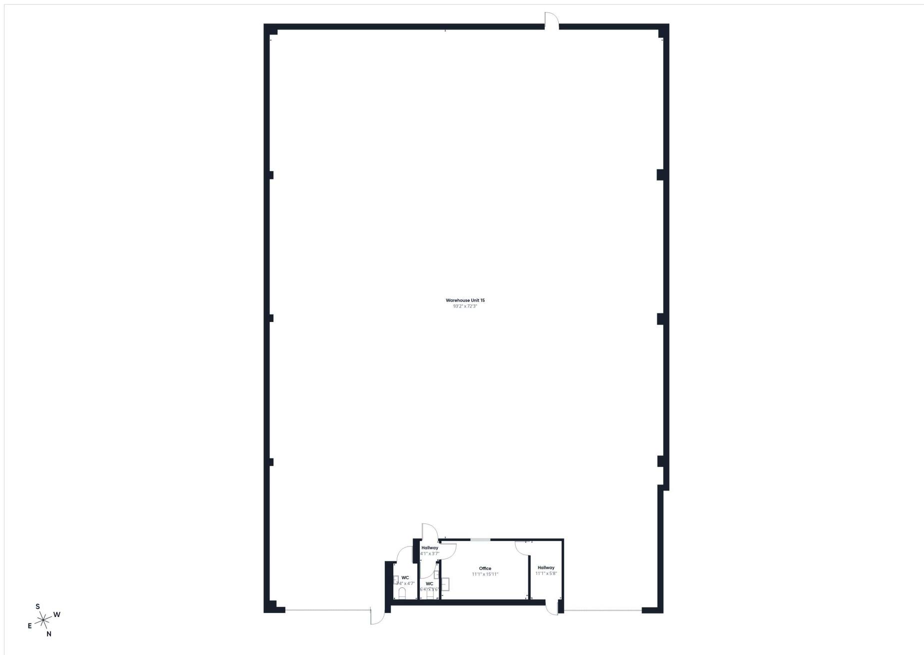
- End of terrace with self contained yard/loading area
- Open plan warehouse / production area with single WC.
- Warehouse has minimum eaves height of 4.2 metres.
- Access via level 2 roller shutter doors 4 metres wide x 5 metres high.
- WCs and Kitchen.
- Floor plan available.

Specification

- EPC: B (48)
- Secure yard
- Lighting Type: LED
- Eaves Height (m): 4.2
- Loading Doors (Surface level): 2

Accommodation

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



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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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