



TO LET

Unit 16B, Springvale Industrial Estate,
Cwmbran, **NP44 5BA**

Prominent Industrial / Warehouse To Let - To be refurbished

- Established industrial, distribution and trade location
- Close proximity to Cwmbran Town Centre with excellent road links
- 1 No. level roller shutter door, width 4 metres, height 5 metres
- Minimum eaves height 4.2 metres
- Unit prominently positioned fronting main estate road
- Unit to be refurbished
- Unit can be combined with adjacent unit to provide circa 7,474 sq ft with yard



Size

3,737 sq ft (347.18 sq m)

Rent

£24,300 per annum plus VAT

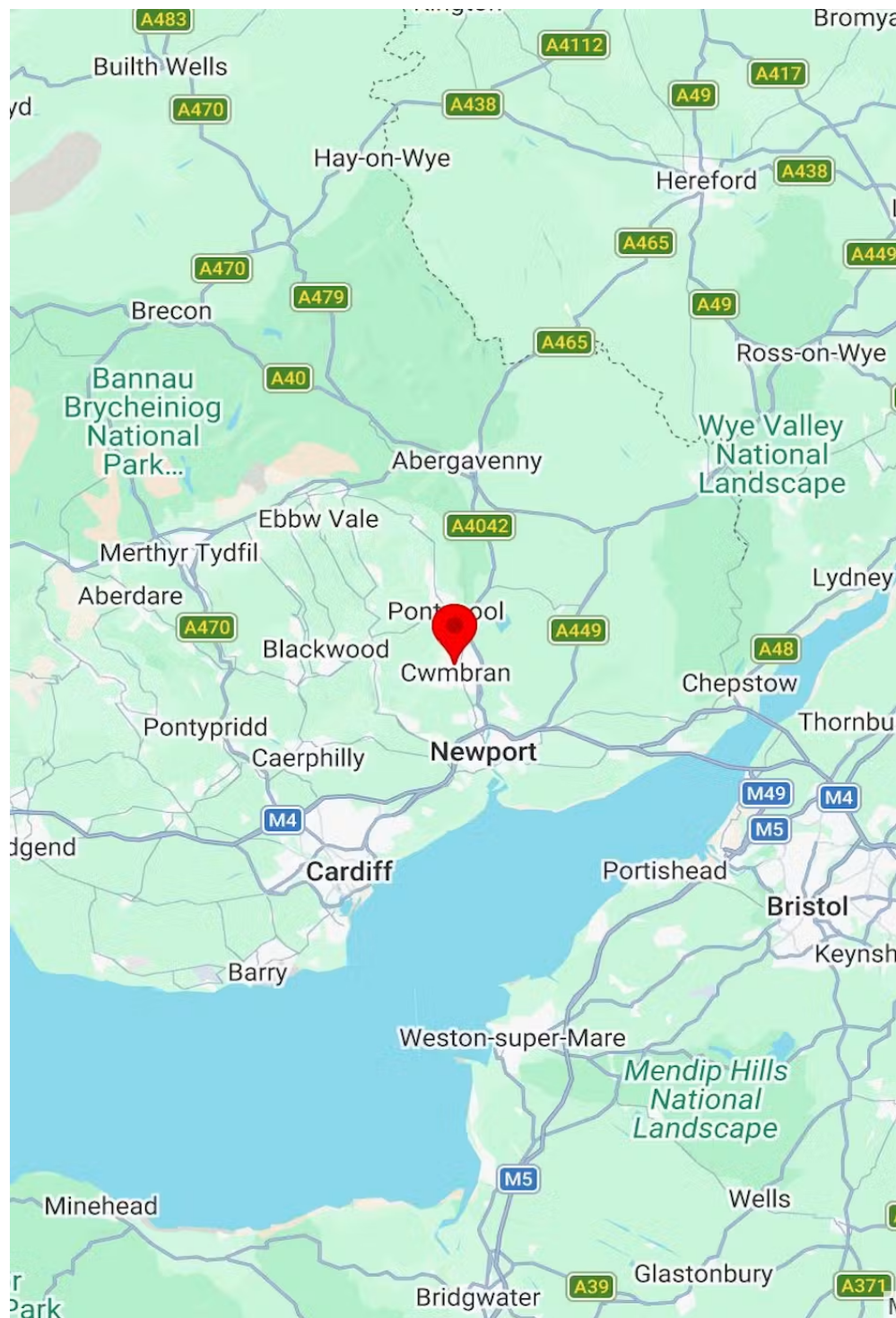
Location

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.



Description

Light industrial / trade / storage unit close to Cwmbran Town Centre.

- Open plan warehouse / production area with single WC.
- Warehouse has minimum eaves height of 4.2 metres.
- Access via level roller shutter door 4 metres wide x 5 metres high.
- WC and separate pedestrian door.

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
16B	3,737	347
TOTAL	3,737	347

Specification



EPC: D (77)



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Sat Nav. NP44 5BA



Terms

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

Rent

£24,300 per annum plus VAT

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £29,250

Rates Payable: £14,683.50 per annum Based on 2026 Valuation.

Service charge

£4,270.67 per annum plus VAT - current annual contribution for the year ending March 2026

Insurance

£754.77 per annum Current building insurance premium year ending December 2026

Legal Costs

Each party to bear their own costs

EPC

D (77)

VAT

Applicable

Availability

Available Immediately

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Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.

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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.