



TO LET

Unit 7 Woodside, Springvale Industrial Estate,
Cwmbran, **NP44 5BR**

Refurbished: Industrial / Warehouse / Trade Unit - To Let. Fronting main estate road. *Virtual Tour available*

- Established industrial, distribution and trade location
- Close proximity to Cwmbran Town Centre with excellent road links
- 2 no. Level roller shutter door
- Units prominently positioned fronting main estate road
- Minimum eaves height 6.15m
- Recently refurbished
- Generous forecourt / parking areas
- Virtual 360 Tour Available (includes Unit 7 & 8 Woodside)



Size

3,225 sq ft (299.61 sq m)

Rent

£27,450 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.

Woodside Way is a development of 8 modern units within the Springvale Industrial Estate in Cwmbran.

Connectivity

Road

M4 J26	4 miles
A4042	1.6 miles



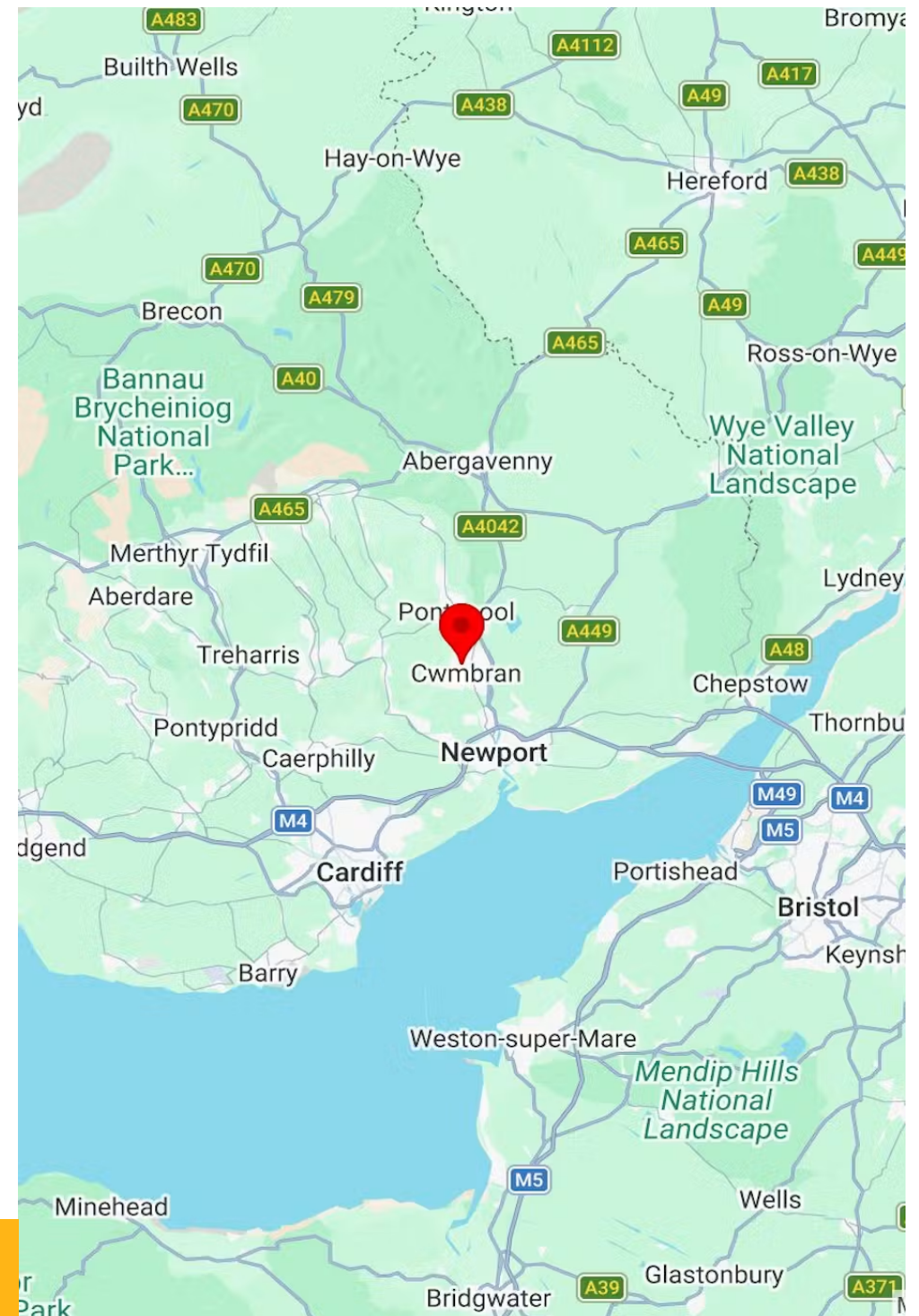
Train Stations

Cwmbran	0.6 miles
Newport	6.4 miles



Cities

Newport	5 miles
Cwmbran	0.5 miles



Description

Refurbished light industrial / trade / storage unit close to Cwmbran Town Centre.

Unit prominently positioned at end of terrace and fronting main estate road

- Mid terrace unit fronting main estate road.
- Open plan warehouse / production areas with single WC.
- Warehouse has minimum eaves height of 6.15 metres.
- Access via 2 level roller shutter doors.
- Separate pedestrian door access.
- Generous concrete forecourt, loading and parking.
- Virtual 360 Tour Available (includes Unit 7 & 8 Woodside)

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
7	3,225	300
TOTAL	3,225	300

Specification



EPC: C (73)



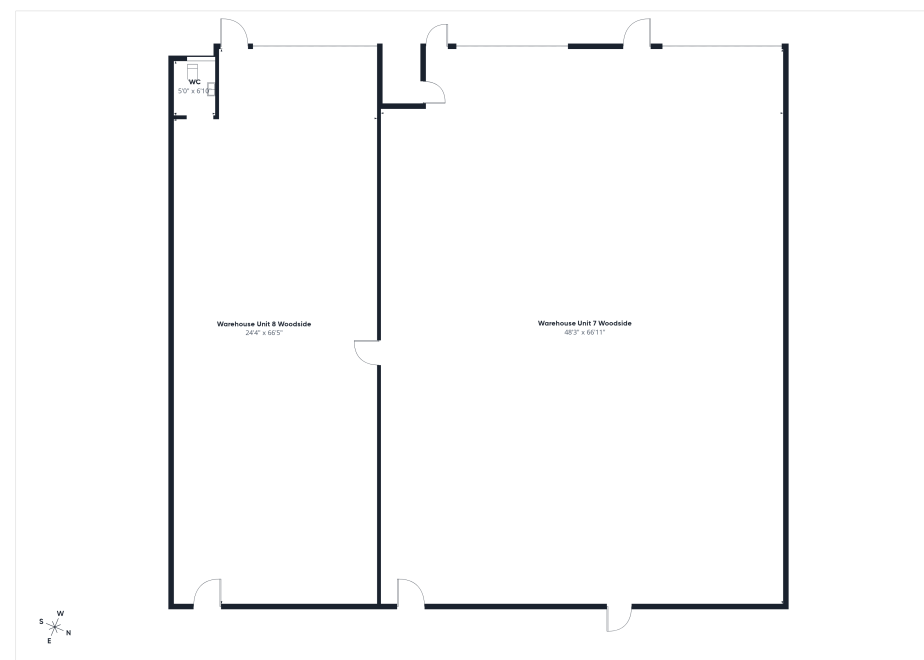
Lighting Type: LED



Loading Doors
(Surface level): 2



Minimum clear internal
height (m): 6.15



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Cwmbran, NP44 5BR**



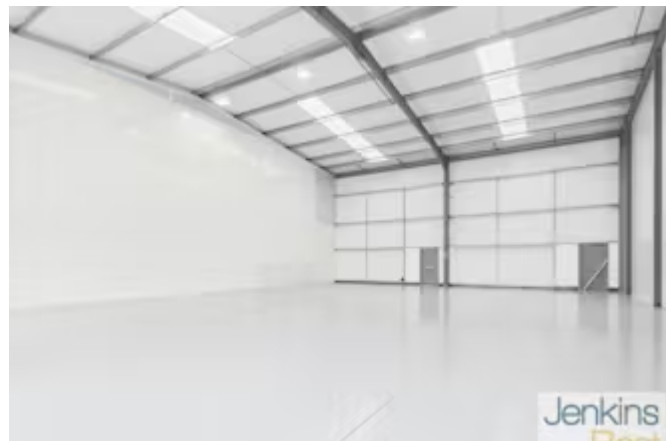
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Sat Nav. NP44 5BR



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what3words

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

£27,450 per annum plus VAT

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £11,500
Rates Payable: £5,773 per annum To be
confirmed

Service charge

£3,820.90 per annum current annual
contribution for the year ending March 2026

Insurance

£651.36 per annum Current building insurance
premium year ending 2026

Legal Costs

Each party to bear their own costs

EPC

C (73)

VAT

Applicable

Availability

Available Immediately

Contact

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**Jenkins
Best**
jenkinsbest.com



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.
All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The vendor/lessor does not make or give and neither Jenkins Best nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.

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.