



TO LET

Unit 8 Woodside, Springvale Industrial Estate,
Cwmbran, **NP44 5BR**

Refurbished: Industrial / Warehouse / Trade Unit - To Let. Fronting main estate road.

- Established industrial, distribution and trade location
- Close proximity to Cwmbran Town Centre with excellent road links
- Unit prominently positioned fronting main estate road
- Level roller shutter door
- Minimum eaves height 6.15m
- Refurbished
- New WC & Water heater



Size

1,613 sq ft (149.85 sq m)

Rent

£13,750 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

Road

M4 Jct.26	4.8 miles
A4042	1.6 miles



Airports

Cardiff Airport	23 miles
-----------------	----------



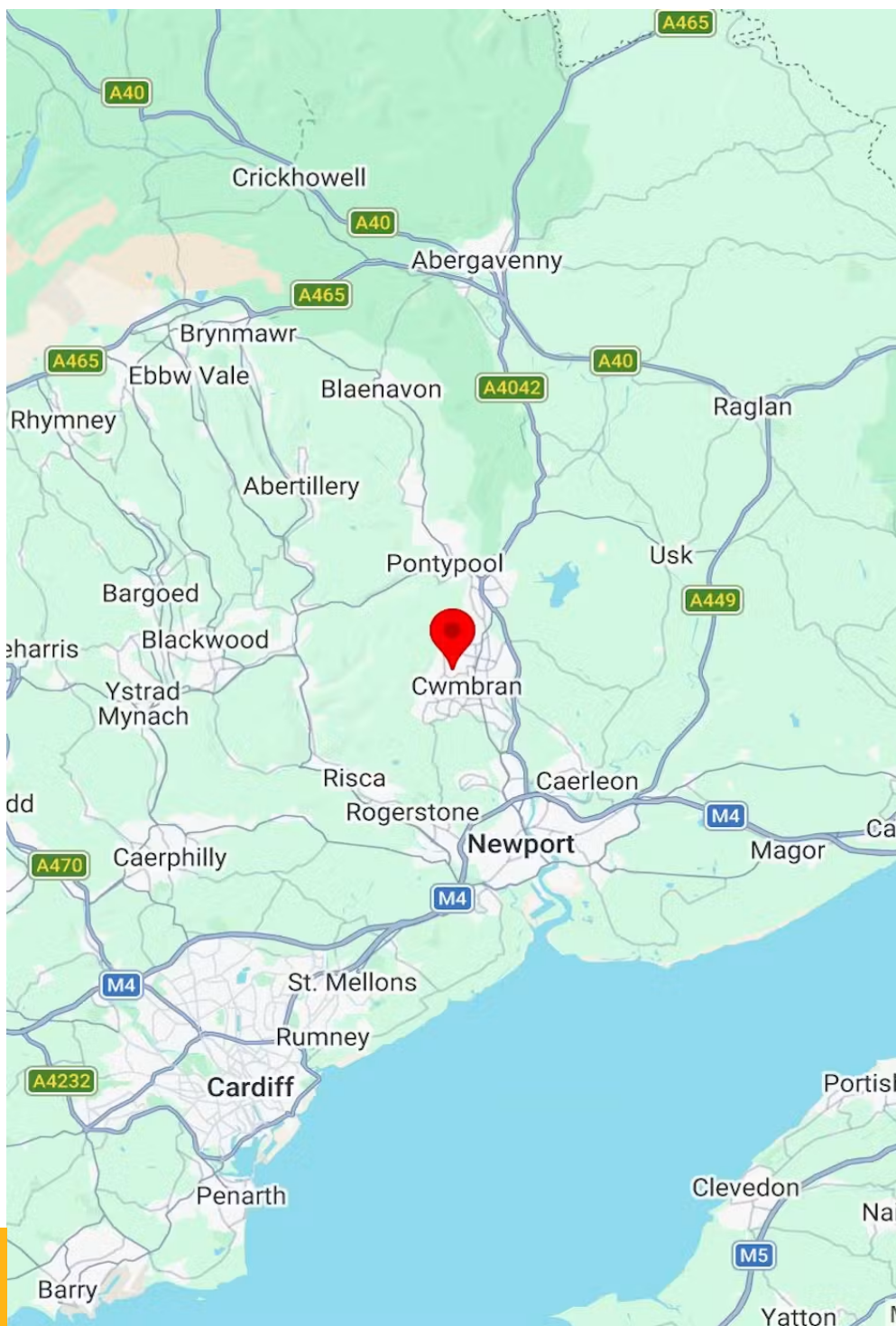
Cities

Newport	5 miles
Cwmbran	0.5 miles



Train Stations

Cwmbran	0.6 miles
Newport	6.4 miles



Description

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

Estate Road prominence.

- Open plan warehouse / production area with single WC.
- Warehouse has minimum eaves height of 6.15 metres.
- Access via level roller shutter door's.
- New WC & water heater
- Separate pedestrian door.
- Generous concrete forecourt, loading and parking.

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
8	1,613	150
TOTAL	1,613	150

Specification



EPC: C (73)



Lighting Type: LED



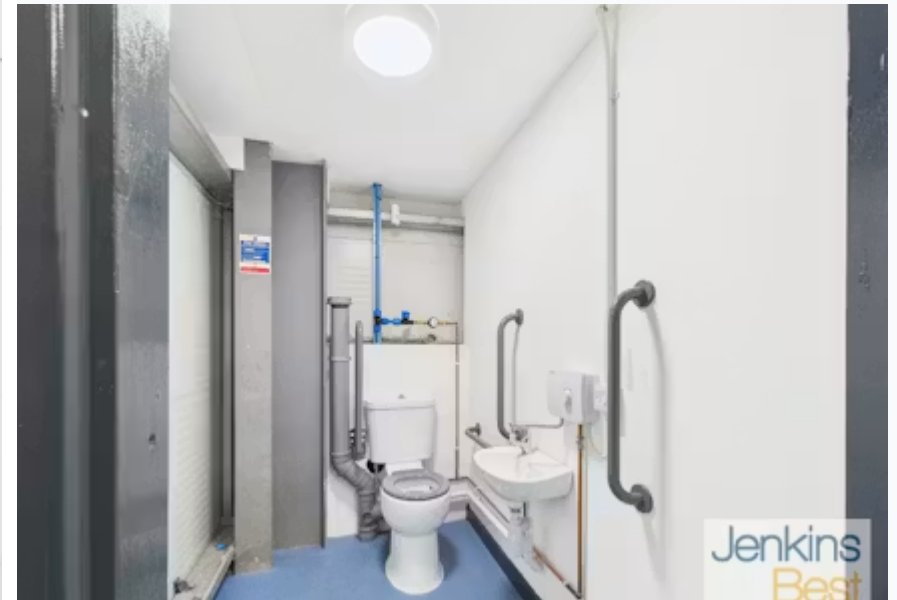
Loading Doors
(Surface level): 1



Minimum clear internal
height (m): 6.15



Unit 8 Woodside, Springvale Industrial Estate,
Cwmbran, NP44 5BR



Sat Nav. NP44 5BR



///party.lost.vivid



what3words

Viewings

Please contact Jenkins Best or our joint agents

Terms

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

Rent

£13,750 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 Based on 1st April 2026 Valuation

Service charge

£1,580.74 per annum Service charge contribution for the year ending March 2026

Insurance

£415 per annum Current building insurance premium year ending December 2026

Legal Costs

Each party to bear their own costs

EPC

C (73)

VAT

Applicable

Availability

Available Immediately

Contact

Henry Best

07738 960012

henry@jenkinsbest.com

Craig Jones

02920 34 00 33 | 07867 393494

craig@jenkinsbest.com

Amelia Nicholas

02920 340 033 | 07703 975 677

amelia@jenkinsbest.com

Tom Rees

02920 340033 | 07557 161491

tom@jenkinsbest.com

Joint Agents

Mr Rhys Price

02920440951 | 07974366099

7 Ty-Nant Court, Morganstown,
Cardiff, CF15 8LW, UK

029 2034 0033

jenkinsbest.com

**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.