



TO LET

Unit 18A, Springvale Industrial Estate,
Cwmbran, **NP44 5BA**

To Let - Industrial / Warehouse Unit fronting main road on popular estate

- 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



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Size

1,867 sq ft (173.45 sq m)

Rent

£12,650 per annum plus VAT

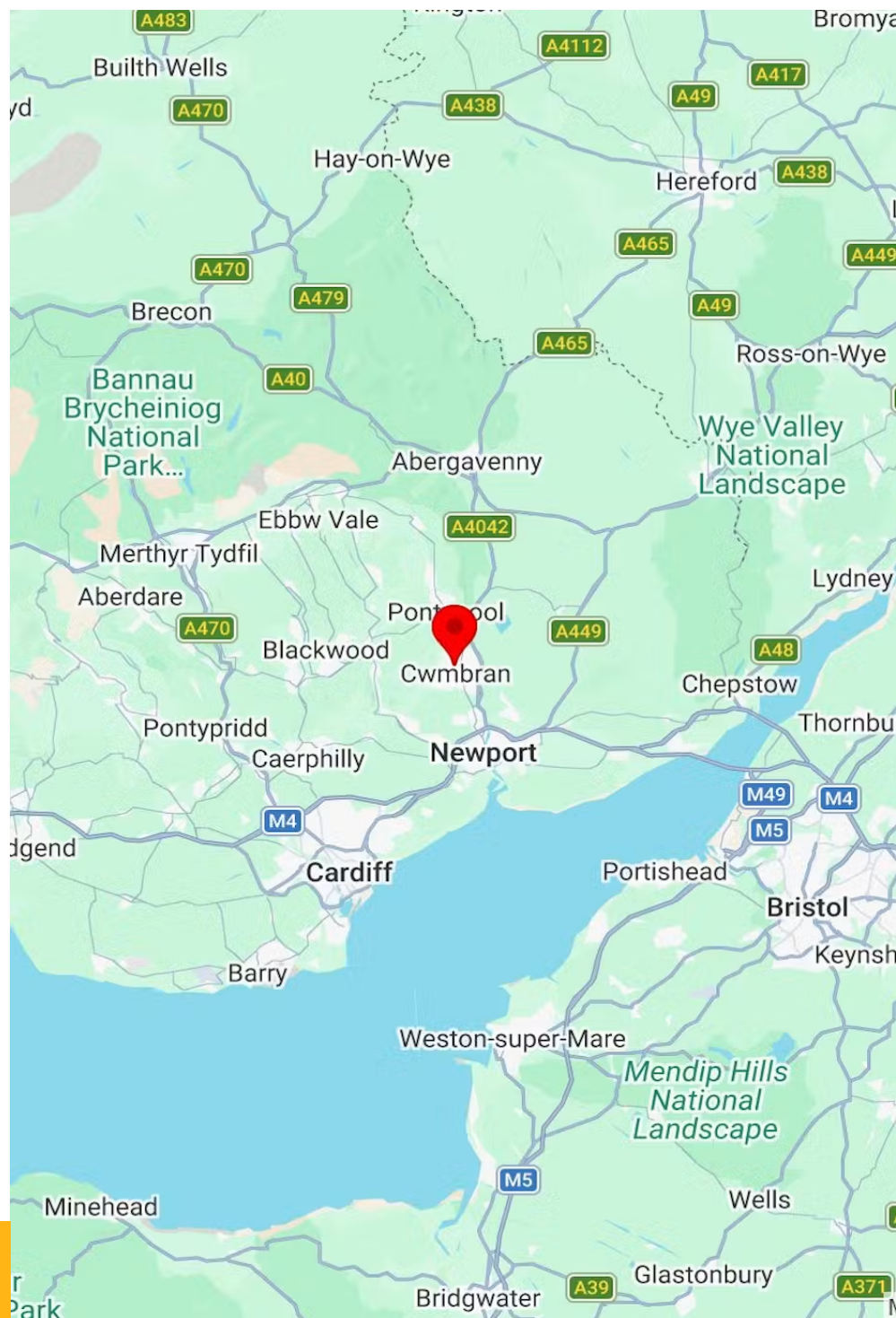
Location

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.

Specification



EPC: EPC exempt -
EPC has been
commissioned, will be
available in less than
28 days

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
18A	1,867	173
TOTAL	1,867	173

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Cwmbran, NP44 5BA



Sat Nav. NP44 5BA

///follow.anyway.friday



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

£12,650 per annum plus VAT

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £13,000

Rates Payable: £7,384 per annum Based on 2026 Valuation.

Service charge

£2,135 per annum current annual contribution for the year ending March 2026

Insurance

£433 per annum Current building insurance premium year ending December 2024

Legal Costs

Each party to bear their own costs

EPC

EPC exempt - EPC has been commissioned, will be available in less than 28 days

VAT

Applicable

Availability

Available Immediately

Contact

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

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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.