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Industrial

3,737 sq ft (347.18 sq m)



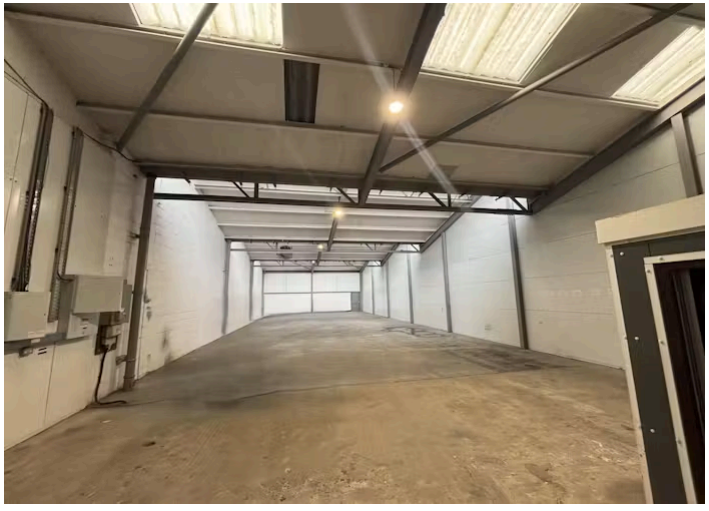
TO LET

Unit 16A, Springvale Industrial Estate, Cwmbran, NP44 5BA

Industrial / Warehouse To Let

- 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





Size

3,737 sq ft (347.18 sq m)

Rent

£24,362 per annum plus VAT

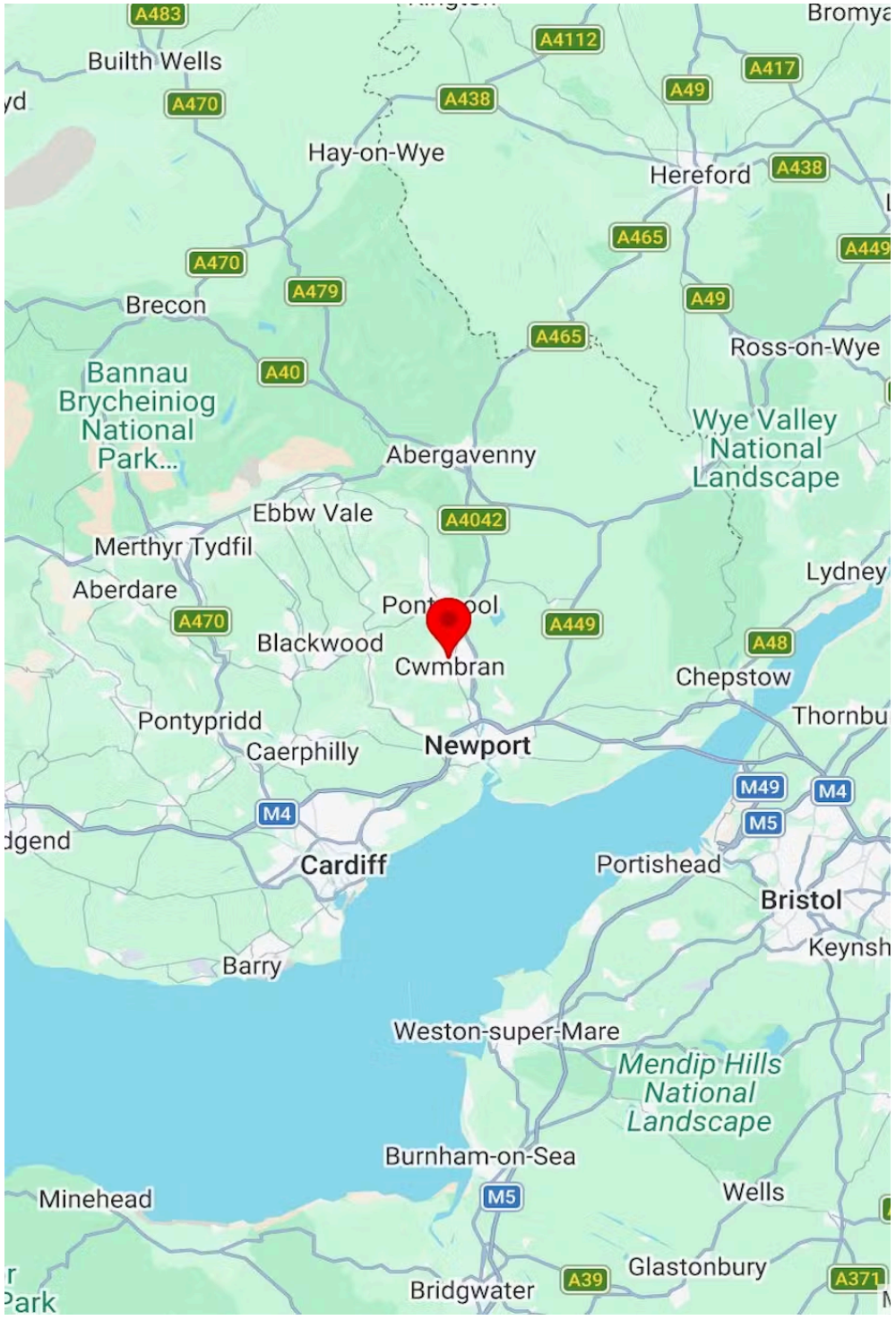
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Location

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.



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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: D (95)

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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

£24,362 per annum plus VAT

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £23,250
Rates Payable: £11,671.50 per annum Based on 2026 Valuation.

Service charge

£4,804.54 per annum current annual contribution for the year ending March 2027

Insurance

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

Legal Costs

Each party to bear their own costs

EPC

D (95)

VAT

Applicable

Availability

Available Immediately

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Regulated by RICS

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All terms quoted exclusive of VAT unless otherwise stated.

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