

TO LET.

Industrial / Warehouse Units.

148 sq m (1,590 sq ft) to 1,503 sq m (11,334 sq ft).

Springvale Industrial Estate, Cwmbran, NP44 5BD

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 prominently situated just off the A4051 close to Cwmbran town centre. There is good access to the M4 motorway via the A4051 or A4042 dual carriageway linking to junctions 26 and 25A respectively.

Description.

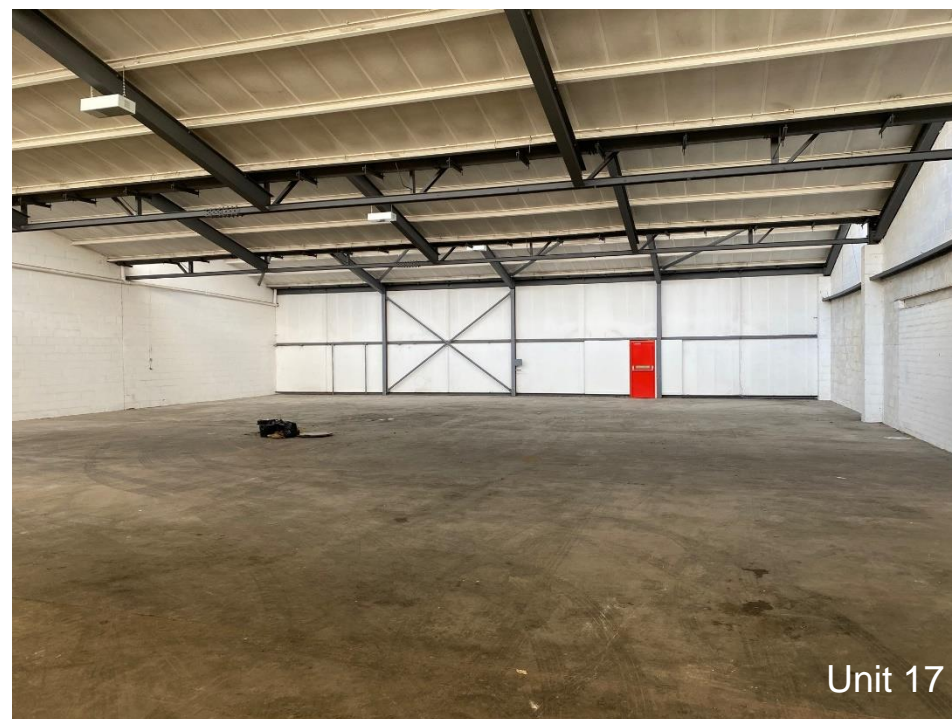
Unit	sq m	sq ft	Comments
16b	353	3,801	Mid terraced unit with min height of 4.2m and level access vehicle access.
17	693	7,462	Mid terraced unit with min height of 4.2m and level access vehicle access.
18b	517	5,567	Mid terraced unit with min height of 4.2m and level access vehicle access.
32	1,503	11,334	Semi detached unit offering clear open space with three level access doors and rear loading area.
3	147	1,590	Mid terraced unit with min height of 6m and level access vehicle access.

Tenure.

The units are available on new Full Repairing Leases for a term of years to be agreed.



Unit 32



Unit 17

Accommodation.

Unit	Rent p.a.	EPC	Rateable Value
16b	£19,005	D77	£9,100
17	£37,310	D73	£22,500
18b	£27,835	D76	£17,500
32	£56,670	C71	£TBC
3	£7,950	D79	£5,400

EPC Certificates are available upon request.

Current Multiplier for Business Rates is 0.535. Units with a Rateable Value of between £6,000 and £12,000 currently qualify for Small Business Rates Relief. More details can be provided.

Services.

The unit benefits from three phase electricity and mains water.

Service Charge.

Any incoming tenant will be responsible for a proportion of the estate service charge for costs incurred in maintaining the common area of the estate.

VAT

VAT is chargeable in addition on all costs.



Contact.

For further information, or to arrange a viewing, please contact the joint agents.



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MARCH 2021 - SUBJECT TO CONTRACT

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Photographs dated March 2021

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