

UNITS 7 & 8 WOODSIDE PARK
SPRINGVALE INDUSTRIAL ESTATE, CWMBRAN, NP44 5BA



GOOD QUALITY INDUSTRIAL/WAREHOUSE UNIT
3380 SQ.FT. (314.01 SQ.M) GIA



- Established industrial, distribution and trade location
- Located on popular business park
- Excellent road connections

LOCATION

Springvale Industrial Estate is located in Cwmbran, a prominent town in the Gwent Valleys, with excellent access to Cardiff and Newport via J25A/26 of the M4 motorway. Cwmbran is the nearest Tier 1 Grant Assisted area to the M4 into Wales from England

DESCRIPTION

Mid terrace light industrial/trade unit recently developed on Springvale Industrial Estate. The unit benefits from 3 phase power. Access is provided by 2 roller shutter doors to the front of the unit measuring 4.14m wide by 4.97m high.

ACCOMMODATION

Industrial Unit **3380 SQ.FT. (314.01 SQ.M) GIA**

PARKING

Parking is available to the front of the unit.

TERMS

A new lease is available for the property, on terms to be agreed.

RENT

£5 per sq.ft.

ESTATE MAINTENANCE CHARGE

Please note that the landlord will levy an estate charge for the maintenance and upkeep of common areas of the estate, estimated to be £1400 pa.

VAT

VAT will be charged.

RATES

Details available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs on the transaction.

EPC RATING

The property has an EPC rating of C/73



VIEWING

To be arranged via sole letting agents:-
Rhys Price rhys.price@coark.com 029 2034 6374

REF: 100950/4 JUNE 2018

Mark Siddons mark.siddons@coark.com 029 2034 6361

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