

**TO LET**

## Unit 25

### Springvale Industrial Estate

Cwmbran, NP44 5BA

452 sq. ft



## LOCK-UP, GARAGE, START-UP UNIT

- Stand-alone lock-up
- Established industrial location
- Generous yard
- 5 parking spaces

ALL ENQUIRIES PLEASE CONTACT



**FI** REAL ESTATE MANAGEMENT **0845 500 61 61**  
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### 452 sq. ft



#### SPECIFICATION

The property provides a brick built single storey industrial unit with a rendered finish to the front and side elevations, under a mono-pitched tiled roof. The unit benefits from a single roller shutter door with separate personnel access, and a generous 438 sq. ft external yard plus an additional 5 car parking spaces.

Internally, the unit offers an open plan warehouse area with a small office/workshop space. There is also a water supply and three phase electricity available.

#### LOCATION

Cwmbran is a busy town located in Southeast Wales, approximately 5 miles from Newport and 18 miles from Cardiff. The town has a population of around 50,000 and has good road communications, being located 4 miles from junction 26 of the M4. The town also has good rail links.

Springvale Industrial Estate is located just 1 mile north-west of the town centre and all the amenities it provides.

Occupiers on the estate include Rentokil and RSS Infrastructure, Rentokil Initial, Cyril Luff, Pobl Group and a variety of local tenants.

#### TERMS

The property is available by way of new short-term license to occupy or full repairing and insuring lease for a term of years to be agreed. The rent is available on application and is exclusive of VAT.



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