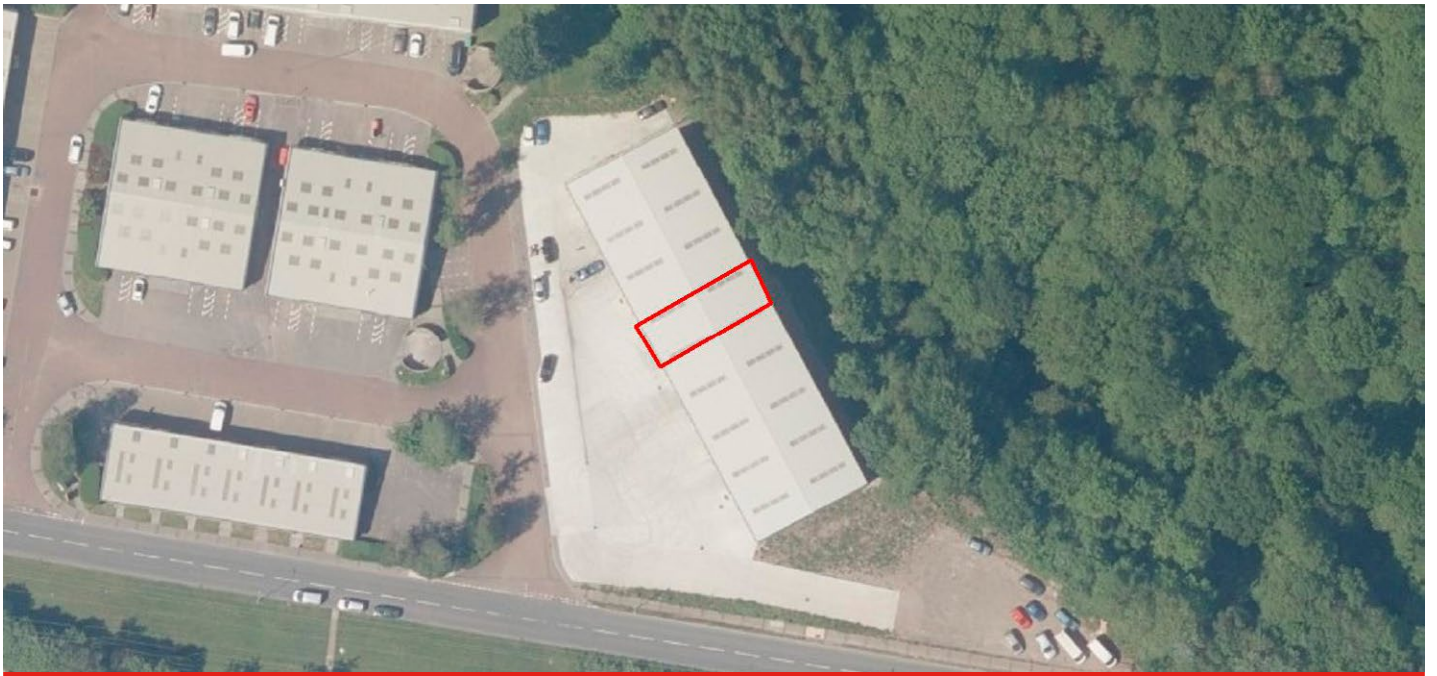


## UNIT 4 WOODSIDE PARK

SPRINGVALE INDUSTRIAL ESTATE, CWMBRAN, NP44 5BA



GOOD QUALITY INDUSTRIAL/WAREHOUSE UNIT  
1,690 SQ.FT. (157.061SQ.M)



- 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 a roller shutter door to the front of the unit measuring 4.14m wide by 4.97m high.

#### ACCOMMODATION

**Unit 4** **1,690 sq.ft. (157.061sq.m)**

#### PARKING

Parking is available to the front of the unit

#### MAINS SERVICES

TBC

#### 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 £700 pa.

#### VAT

VAT will be charged.

#### RATES

Rateable value	£5,400
Rates payable	£2,776 pa

#### LEGAL COSTS

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

#### EPC RATING

The property has an EPC rating of D/80



#### VIEWING

Strictly by appointment with sole agents:-

Rhys Price [rhys.price@coark.com](mailto:rhys.price@coark.com) 029 2034 6374

REF: OCTOBER - 2018

Mark Siddons [mark.siddons@coark.com](mailto:mark.siddons@coark.com) 029 2034 6361

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 [www.coark.com](http://www.coark.com)

Regulated by  RICS

Cooke & Arkwright for themselves and for the vendor/lessor of this property whose agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Cooke & Arkwright for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Cooke & Arkwright nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated. 6. Cooke & Arkwright is a trading name of Cooke & Arkwright Limited.

T 029 20 346346

[www.coark.com](http://www.coark.com)