

UNIT 9 WOODSIDE PARK
SPRINGVALE INDUSTRIAL ESTATE, CWMBRAN, NP44 5BA



GOOD QUALITY INDUSTRIAL/WAREHOUSE UNIT
1690 SQ.FT. (157.01 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

End of 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

Industrial Unit **1690 SQ.FT. (157.01 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 £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/81.



VIEWING

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

REF: 100950/3 JUNE 2018

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

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