



## UNIT 36, SPRINGVALE INDUSTRIAL ESTATE, CWMBRAN, NP44 5BD

Industrial Unit to Let

Established Industrial Location

Close to Town Centre

Small Yard/ Loading Area

Approximately 515.42 sq m (5,547 sq ft)

Quoting Rent of £19,500 per annum, exclusive



## LOCATION

Cwmbran is a busy town located in South East 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.

The property is located on Springvale Industrial Estate, in close proximity to the town centre and all the amenities it offers.

The estate is home to a range of industrial and trade counter style operators including Rentokil, Cyril Luff, Amerex, Fike and many more.

## DESCRIPTION

The property provides an industrial counter unit with blockwork / metal profile sheet elevations, under a pitched roof. The unit provides minimum eaves height of approximately 4.2m. There is a single roller shutter measuring approximately 4.2 high and 3.6m wide. Single and three phase power is provided.

The property also benefits from office accommodation with carpeting throughout, wall mounted power sockets and good nature lighting. Wc's are also provided.

Externally the property benefits from a loading/ parking area to the front of the property.

## ACCOMMODATION

Warehouse/office/wc's 515.42 sq m (5,547 sq ft)

## PLANNING

We understand that the property benefits from planning consent for industrial use. However, we recommend that interested parties make their own enquiries to the local authority.

## LOCAL AUTHORITY

Torfaen Council:

Tel: 01495 762 200

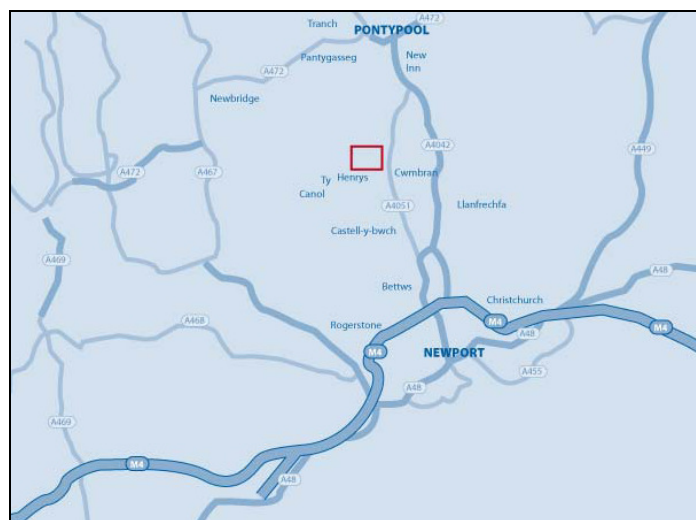
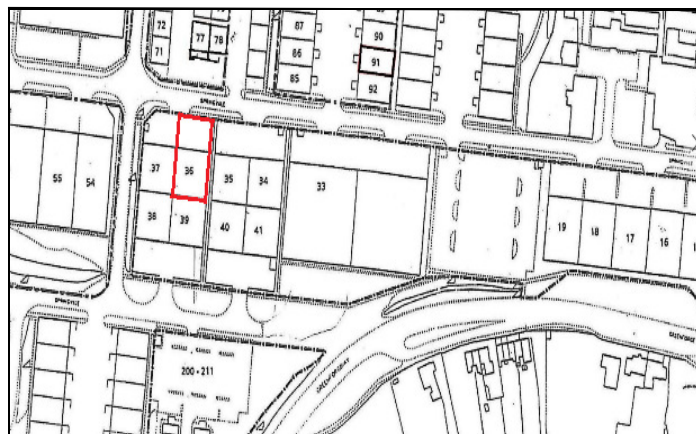
## RATING ASSESSMENT

RATEABLE VALUE: £26,000

RATES PAYABLE: (2016/17) £12,636

## ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate can be provided upon request.



Plans are provided for identification purposes only and are not to be relied upon for any other purpose.

## TENURE

The property is available by a new lease on flexible terms. We are quoting a rent of £17,000 per annum, exclusive. Insurance and Service charge are also payable on this property.

## VIEWING

Should you require further information or wish to arrange a viewing, please contact:-

### DAN SMITH

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