

# TO LET

# **Unit 117**Springvale Industrial Estate

**Cwmbran, Torfaen, NP44 5BD** 

///ashes.forest.leaned

1,511 sq ft



- Industrial/warehouse unit
- Established industrial/trade location
- Car parking & loading area
- Refurbishment available
- Additional parking available
- Level access roller shutter



0845 500 6161 WWW.FI-REM.COM ENQUIRIES@FI-REM.COM







#### **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.

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

Occupiers on the estate range from large national companies such as Rentokil and Fike Safety Technology to more local tenants.

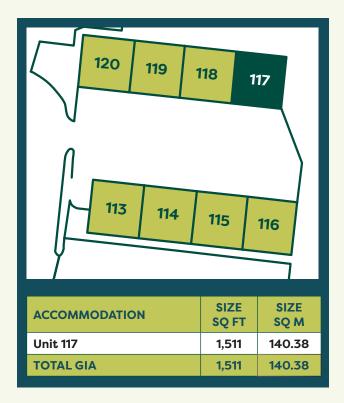
#### **DESCRIPTION**

The property provides a terraced industrial unit/warehouse unit of brickwork/metal profile sheet elevations, under a pitched roof.

This unit benefits from one roller shutter door with separate personnel access. The unit also benefits from loading and parking spaces to the front. Up to three additional car parking spaces could be demised to the tenant in the car park adjacent to the court of units.

Internally, the unit offers an open plan warehouse area with a ground floor office, WC facilities.





# **SERVICE CHARGE**

Available upon request.

## **ENERGY PERFORMANCE CERTIFICATE**

Energy performance certificates are available upon request.

#### **RATING ASSESSMENT**

Rateable Value - £8,900

The unit could benefit from Small Business Rates Relief.

We advise that any prospective tenant should check the Rateable Value with the Valuation Office Agency or Torfaen County Borough Council.

# **ALL ENQUIRIES PLEASE CONTACT**



FI REAL ESTATE



# TOM SHAW

M: 07864 606 971 W: TSHAW@FI-REM.COM

# BEZAN CONTRACTOR

M: 07393 250 359

W: BCONTRACTOR@FI-REM.COM

# RHYS PRICE

M: 07974 366 099

W: RHYS.PRICE@KNIGHTFRANK.COM

### **EMILY WILSON-DAVIES**

M: 07977 072 902

W: EMILY.WILSON@KNIGHTFRANK.COM

#### ADAM CONWAY

M: 07709 507 372

W: ADAM.CONWAY@JLL.COM

#### KATE OPENSHAW

W: KATE.OPENSHAW@JLL.COM

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