

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



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MANAGEMENT

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TO LET

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.



ACCOMMODATION	SIZE SQ FT	SIZE SQ M
Unit 117	1,511	140.38
TOTAL GIA	1,511	140.38

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



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