

TO LET

Unit 56-58

Springvale Industrial Estate

Cwmbran, Torfaen, NP44 5BD

///shunts.parade.atomic

11,260 - 36,085 sq ft



- Minimum height – 4.1 meters
- Maximum height – 6.3 meters
- 3 roller doors: 4.2m width, 3.5m height
- Well established industrial estate
- 24-hour access
- Ample loading and parking
- Refurbishment available
- Substantial 3 phase power and gas supply



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TO LET

LOCATION

Cwmbran is a busy town about 5 miles north of Newport, 17 miles east of Cardiff and is the principal town within the unit authority of Torfaen County Borough Council.

Springvale Industrial Estate is a well-established manufacturing and trading locations approximately 0.5 miles to the North of the local town centre and all the amenities it provides. The estate is 10 minutes' drive from Junction 26 of the M4, linking the area to the wider motorway network.

Occupiers on the estate range from large national companies such as Rentokil, POBL Group, RSS Infrastructure and a variety of local tenants.

DESCRIPTION

The industrial units comprise of open plan manufacturing/warehousing spaces benefiting from good natural light, together with suitable office and ancillary accommodation to units 56 & 57.

The external yard is 65 meters in width, 15 meters in depth, with entry and exit points.

TERMS

The unit is available on a new full repairing and insuring lease, for a term to be agreed. Flexible arrangements available.

RATING ASSESSMENT

Rateable Value - £117,000 (2023 List).

Estimated Rates Payable - £65,754 per annum.

Interested parties are advised to make their own enquiries of the Local Billing Authority.

COSTS

Each party to be responsible for their own costs incurred in the transaction. However, if the tenant uses the Landlord's in-house lease, a contribution of £750 plus VAT is applicable.

PLANNING

General Industrial - B2, B8.

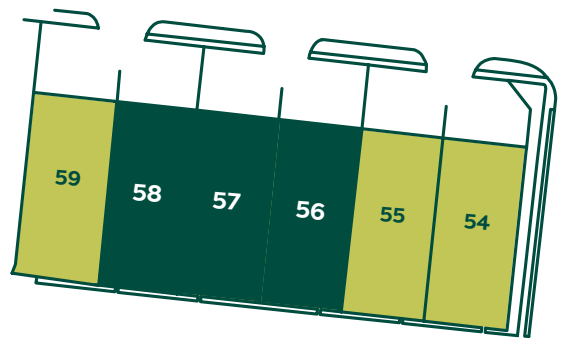
Interested parties for alternate uses are advised to make their own enquiries to the Local Planning Authority.

RENT

Upon application.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.



The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Gross Internal Area of:

ACCOMMODATION	SIZE SQ FT	SIZE SQ M
Unit 56	12,479	1,159.31
Unit 57	12,346	1,146.96
Unit 58	11,260	1,046.12
TOTAL GIA	36,085	3,352.39

SERVICE CHARGE

The upcoming budget for the 25-26 service charge year starting 1st February is estimated at £0.60 per sq ft.

EPC

Unit 56 - D | Unit 57 - C | Unit 58 - C

SPECIFICATION

If lease terms are agreed in the basis of refurbishment, the following works can be undertaken:

- New roof overclad
- Redecorated throughout internally and externally
- LED lighting and new electrical certificate
- New carpet in offices
- Serviced & electrically operated level access doors
- 3 Phase electricity and distribution board

Bespoke works are available subject to negotiation. Please enquire.



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