

Springvale

Industrial estate

TO LET

Unit 118 Springvale Industrial Estate

Cwmbran, Torfaen, NP44 5BD

//crate.glory.shades

1,500 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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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.

The unit benefits from a single roller shutter door with separate personnel access. The unit also benefits from loading and three 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 on request.



ACCOMMODATION	SIZE SQ FT	SIZE SQ M
Warehouse	1,500	139.35
TOTAL GIA	1,500	139.35

ENERGY PERFORMANCE CERTIFICATE

Energy performance certificates are available upon request.

RATING ASSESSMENT

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

TERMS

Available on assignment/subletting basis for terms to be agreed. Rent on application.

LEGAL COSTS

Each party is responsible for their own legal costs incurred within any transaction.

VAT

Is payable where applicable.



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