



116 Springvale Industrial Estate

Cwmbran | Torfaen | NP44 5BD

 //into.wool.stamp



TRADE COUNTER UNIT TO LET | 1,501 SQ FT

 Industrial/warehouse unit

 Established trade location

 24 hour access

 Refurbishment available

 Up to 30 additional parking spaces available

 3 phase electricity available



FI REAL ESTATE
MANAGEMENT

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


029 2049 2492
KnightFrank.co.uk


029 2022 7666
jll.co.uk/property

Description

The property provides end of terrace 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. Additional parking can be dedicated if required.

Internally, the unit offers open plan offices, with stores, kitchen and WC.

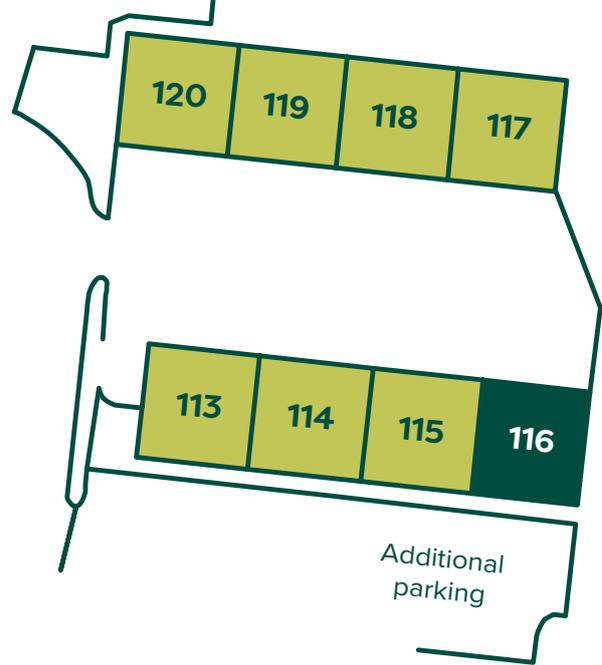
Location

Cwmbran is a thriving town located just 5 miles north of Newport and 17 miles east of Cardiff. It serves as the principal town within Torfaen County Borough Council, offering excellent connectivity and a vibrant community.

Springvale Industrial Estate is a long-established hub for manufacturing and trade, situated only 0.5 miles north of Cwmbran town centre with its full range of amenities.

The estate benefits from easy access to the M4 motorway, just a 10-minute drive from Junction 26, linking directly to the wider motorway network.

The estate is home to a diverse mix of occupiers, from major national companies such as Rentokil, Recresco and RSS Infrastructure, to a range of successful local businesses.



Accommodation

UNITS	SIZE SQ FT	SIZE SQ M
116	1,501	139.45
Total GIA	1,501	139.45

SERVICE CHARGE

Available upon request.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C- 66

RATING ASSESSMENT

Rateable Value - £10,750

The unit could benefit from reliefs. We advise that any prospective tenant checks with the local rating authority.



ALL ENQUIRIES PLEASE CONTACT

FI REAL ESTATE MANAGEMENT
 0845 500 6161
 WWW.FI-REM.COM
 ENQUIRIES@FI-REM.COM

TOM SHAW
 M: 07864 606 971
 W: tshaw@fi-rem.com

Knight Frank
 029 2049 2492
 KnightFrank.co.uk

RHYS PRICE
 M: 07974 366 099
 W: RHYS.PRICE@KNIGHTFRANK.COM

KATE MAFFEY
 M: 07977 759 501
 W: KATE.MAFFEY@KNIGHTFRANK.COM

JLL
 029 2022 7666
 jll.co.uk/property

ADAM CONWAY
 M: 07709 507 372
 W: ADAM.CONWAY@JLL.COM

KATE OPENSHAW
 M: 07592 112 070
 W: KATE.OPENSHAW@JLL.COM