



56-58

Springvale Industrial Estate

Cwmbran | Torfaen | NP44 5BD

 shunts.parade.atomic

READY FOR
OCCUPATION
Q1 2026



A Development by



To Let Refurbished Industrial Units
36,085 sq ft (may split)

Description and Specification

The refurbished units compromise three linked bays suitable for a range of uses including trade, manufacturing and warehousing. The unit is available as a whole or in-par and offer spacious, open-plan manufacturing and warehousing areas with excellent natural light, complemented by office and ancillary accommodation within Units 56 and 57.

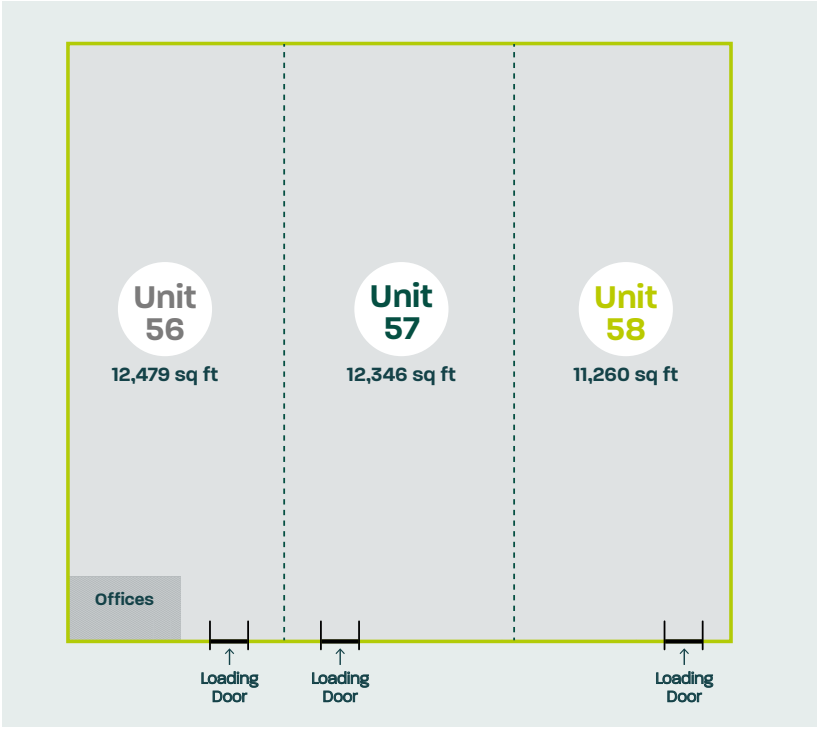
The following works can be undertaken:

- New overclad roof system with a 20 year warranty
- Redecorated throughout internally and externally
- LED lighting and new electrical certificate
- Refurbished carpeted office accommodation
- 3 x Electric level loading doors
- 3 Phase electricity



Accommodation

UNITS	SIZE SQ FT	SIZE SQ M
56	12,479	1,159.31
57	12,346	1,146.96
58	11,260	1,046.12
Total	36,085	3,352.39



FROM 4.1M TO
6.3M HEIGHT



SECURE
CONCRETE YARD



3 ELECTRIC LEVEL
ACCESS DOORS



ADDITIONAL
PARKING AVAILABLE



350 KVA 3 PHASE
ELECTRICITY SUPPLY



BESPOKE FIT OUT
SOLUTIONS AVAILABLE

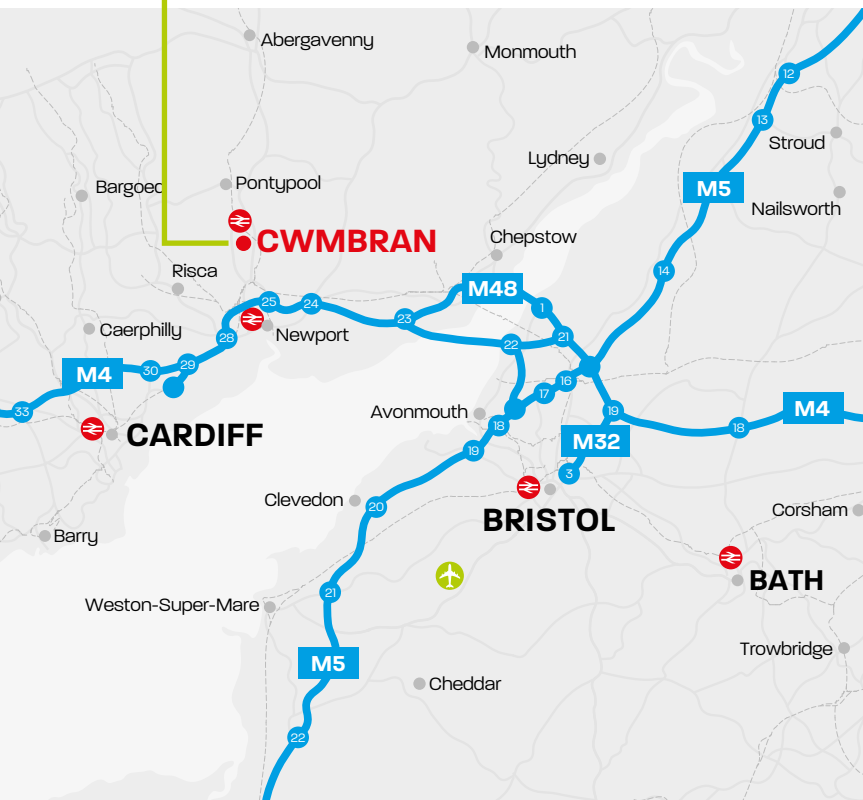


24/7
ACCESS



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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.

Planning

General Industrial – B1/B2/B8. Interested parties for alternate uses are advised to make their own enquiries to the Local Planning Authority.

Rating Assessment

Rateable Value - £117,000 (2023 List). Estimated Rates Payable - £65,754 per annum based on the 25/26 Welsh UBR.

Terms

The units are available on a new full repairing and insuring lease, for a term to be agreed.

EPC

Target rating 'B'

Legal Costs

Each party to be responsible for their own costs incurred in the transaction.

VAT

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

Service Charge

Further details available on request.

Rent

Upon application.



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Example of warehouse refurbishment.

Viewing Arrangements

Please contact one of the joint lettings agents or the developer FI Real Estate Management.



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