Jenkins Best

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Industrial

736 sq ft (68.38 sq m)



TO LET

Unit 331, Springvale Industrial Estate, Cwmbran, NP44 5BR

Business Unit To Let on busy, vibrant estate

- Established industrial, distribution and trade location
- Close proximity to Cwmbran Town Centre with excellent road links
- Gross Internal Area approximately 736 sq ft
- Rent inclusive of estate service charge
- All mains services available including electricity, gas and water
- Unit may qualify for large element of small business rates relief - please contact Torfaen Council to confirm





Size

736 sq ft (68.38 sq m)

Rent

£9,000 per annum Inclusive on service charge

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Location

Cwmbran is a well-established business location about 5 miles north of Newport, 17 miles east of Cardiff and is the principal town within the unitary authority of Torfaen County Borough Council.

The population of Cwmbran itself is approximately 46,915 (2011 Census) and is the sixth largest urban area in Wales.
There are approximately 220,000 living within a 15 minute drive time.

Springvale Industrial Estate is situated approximately 0.5 miles to the North of Cwmbran town centre in a popular commercial area.

Connectivity

Train Stations

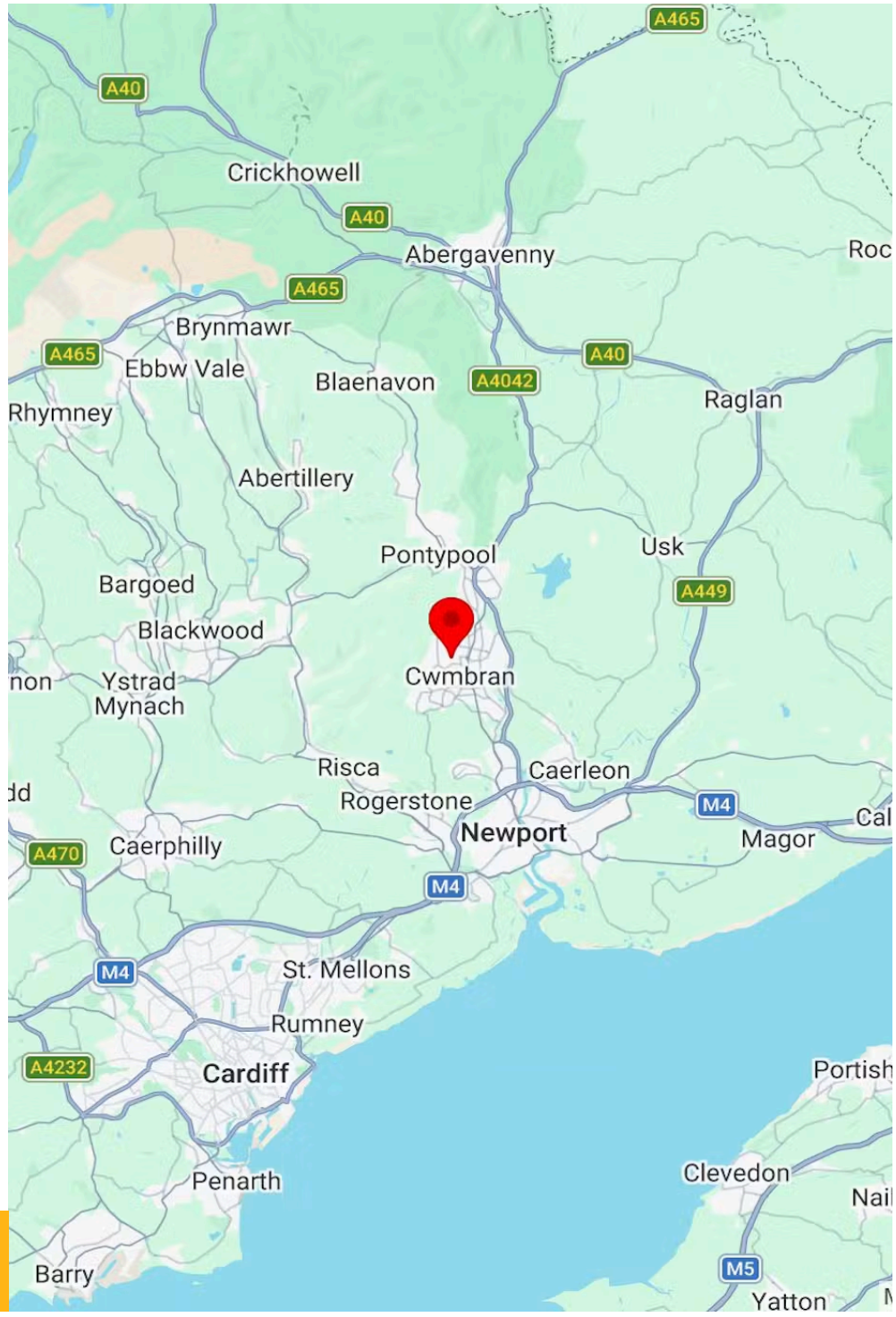
Cwmbran	0.6 miles
Newport	6.4 miles

Cities

Cwmbran	0.5 miles
Newport	5 miles

Road

M4 Jct 26	4.8 miles
A4042	1.6 miles



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Description

Modern light industrial / trade / storage unit close to Cwmbran Town Centre.

Unit may qualify for large element of small business rates relief - please contact Torfaen Council to confirm

- Gross Internal Area approximately 736 sq ft (68.3 sq m).
- Minimum eaves height 2.77 metres, maximum eaves height 4.64 metres
- Single WC and wash basin
- Access via double doors - opening width 1.75 metres, height 1.98 metres.

Specification

EPC: D (89)

Car Parking

Minimum clear internal height (m): 2.77

Maximum clear internal height (m): 4.64

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Viewings

Please contact Jenkins Best

Terms

Available by way of a New Lease for a Term of Years to be agreed. Rent inclusive of estate service charge

Rent

£9,000 per annum Inclusive on service charge

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £7,300
Rates Payable: £3,664.60 per annum Based on 2026 Valuation.

Insurance

£190 per annum Buildings Insurance for the year ending 2026 - subject to tenant's use

Legal Costs

Each party to bear their own costs

EPC

D (89)

VAT

Applicable

Availability

Available Immediately

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Contact

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Regulated by RICS

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In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.