



SERVICE CHARGE INCLUDED IN RENT

Unit 301, Springvale Industrial Estate, Cwmbran, NP44 5BE

End of Terrace Unit To Let - Rent Inclusive of Service Charge

Summary

Tenure	To Let
Available Size	736 sq ft / 68.38 sq m
Rent	£7,950 per annum Inclusive of service charge
Service Charge	Included in the rent
Rates Payable	£3,540.60 per annum Based on 2023 Valuation
Rateable Value	£6,300
EPC Rating	C (51)

Key Points

- Rent inclusive of Service Charge
- Established industrial, distribution and trade location
- Close proximity to Cwmbran Town Centre
- Excellent road links
- Access via double pedestrian doors
- Unit currently qualifies for a large element of small business rates relief
- Yard to the side potentially available by separate negotiation
- Unit has three phase electricity

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Rent	£7,950 per annum Inclusive of service charge
Rates Payable	£3,540.60 per annum Based on 2023 Valuation
Rateable Value	£6,300
Service Charge	Included in the rent
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£200 per annum Approximate Insurance Premium for the year ending December 2025
EPC Rating	C (51)

Description

Modern end of terrace light industrial / trade / storage unit located on the established Springvale Industrial Estate - close proximity to Cwmbran Town Centre.

Property Highlights / Amenities

- Minimum clear internal height (m): 2.75

Location

Cwmbran is a well established business location about 5 miles north of Newport, 17 miles east of Cardiff and is the principle town within the unitary authority of Torfaen County Borough Council. Springvale Business Park is situated approximately 0.5 miles to the North of Cwmbran town centre in a popular commercial area.

Accommodation

Name	sq ft	sq m	Availability
Unit - 301	736	68.38	Available
Total	736	68.38	

Specification

Gross Internal Area approximately 736 sq ft (68.3 sq m).
Minimum eaves height 2.75 metres, maximum eaves height 4.6 metres
Single WC and wash basin
Access via double doors - opening width 1.7 metres, height 1.9 metres.
Unit has Three Phase Electricity

Side yard available by separate negotiaiton

Viewings

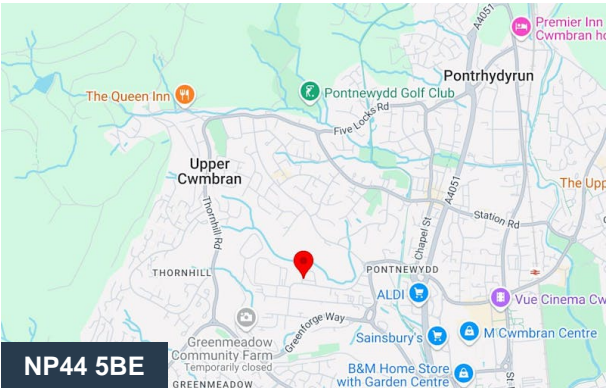
Please contact Jenkins Best

Terms

Unit 301 is available by way of a New Lease for a Term of Years to be agreed.

The unit may qualify for an element of small business rates relief

The unit may qualify for an element of small business rates relief:
<https://businesswales.gov.wales/topics-and-guidance/business-tax-rates-and-premises/business-rates-wales#guides-tabs--2>



Viewing & Further Information



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Energy performance certificate (EPC)

Unit 301, Woodside Way Springvale Industrial Estate Cwmbran NP44 5BR	Energy rating C	Valid until:	3 September 2033
		Certificate number:	1525-0235-5536-4108-8733
Property type		Storage or Distribution	
Total floor area		68 square metres	

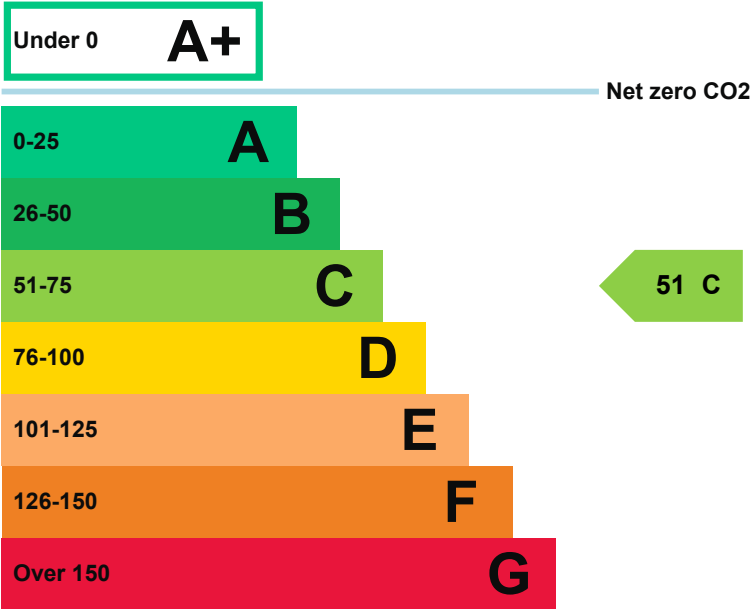
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock

94 D

Breakdown of this property's energy performance

Main heating fuel	Other
Building environment	Unconditioned
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	3.81
Primary energy use (kWh/m ² per year)	41

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0031-8215-8457-5453-2654\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Iain Padwick
Telephone	029 2221 7253
Email	iain@greenfeetuk.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID201565
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Green Feet Ltd
Employer address	13 Sullivan Close Penarth CF64 3QR
Assessor's declaration	The assessor is not related to the owner of the property.

Date of assessment

4 July 2023

Date of certificate

4 September 2023

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number[9090-8937-0337-5360-1084 \(/energy-certificate/9090-8937-0337-5360-1084\)](#)**Expired on**

2 December 2023

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

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