



TO LET

Unit 15, Springvale Industrial Estate,
Cwmbran, **NP44 5BA**

Industrial / Warehouse To Let.

End of terrace with self-contained yard/loading area.

- End of terrace with self-contained yard/loading
- Established industrial, distribution and trade location
- Close proximity to Cwmbran Town Centre with excellent road links
- 2 No. level roller shutter doors, width 4 metres, height 5 metres
- Minimum eaves height 4.2 metres
- Unit prominently positioned fronting main estate road



Size

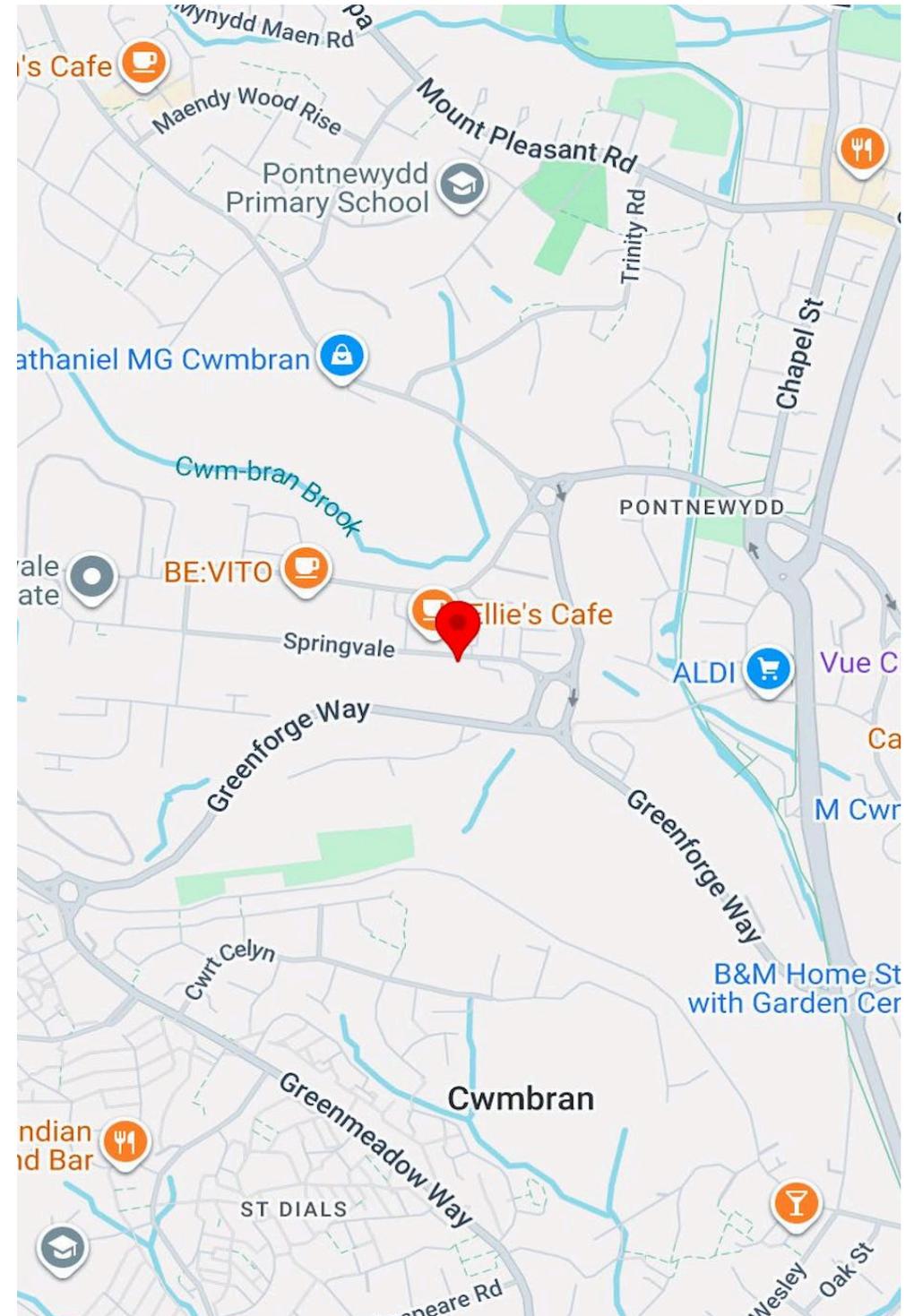
7,512 sq ft (697.89 sq m)

Rent

£52,584 per annum plus VAT

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



Description

Light industrial / trade / storage unit close to Cwmbran Town Centre benefitting from its own external compound / yard

- End of terrace with self contained yard/loading area
- Open plan warehouse / production area with single WC.
- Warehouse has minimum eaves height of 4.2 metres.
- Access via level 2 roller shutter doors 4 metres wide x 5 metres high.
- WC and separate pedestrian door.

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Unit 15	7,512	698
TOTAL	7,512	698

Specification



EPC: B (48)



Eaves Height (m): 4.2



Secure yard

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Terms

Available by way of a New Lease for a Term of Years to be agreed.

Rent

£52,584 per annum plus VAT

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £36,500

Rates Payable: £20,732 per annum Based on 2026 Valuation.

Legal Costs

Each party to bear their own costs

EPC

B (48)

VAT

Applicable

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All terms quoted exclusive of VAT unless otherwise stated.

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