



TO LET

Unit 19B, Springvale Industrial Estate,
Cwmbran, **NP44 5BA**

Prominent Industrial / Warehouse To Let - To be refurbished

- Established industrial, distribution and trade location
- Close proximity to Cwmbran Town Centre with excellent road links
- 1 No. level roller shutter door, width 4 metres, height 5 metres
- Minimum eaves height 4.2 metres
- Unit prominently positioned fronting main estate road
- Unit to be refurbished
- Unit can be combined with adjacent unit to provide circa 7,474 sq ft with yard



Size

3,686 sq ft (342.44 sq m)

Rent

£24,300 per annum plus VAT

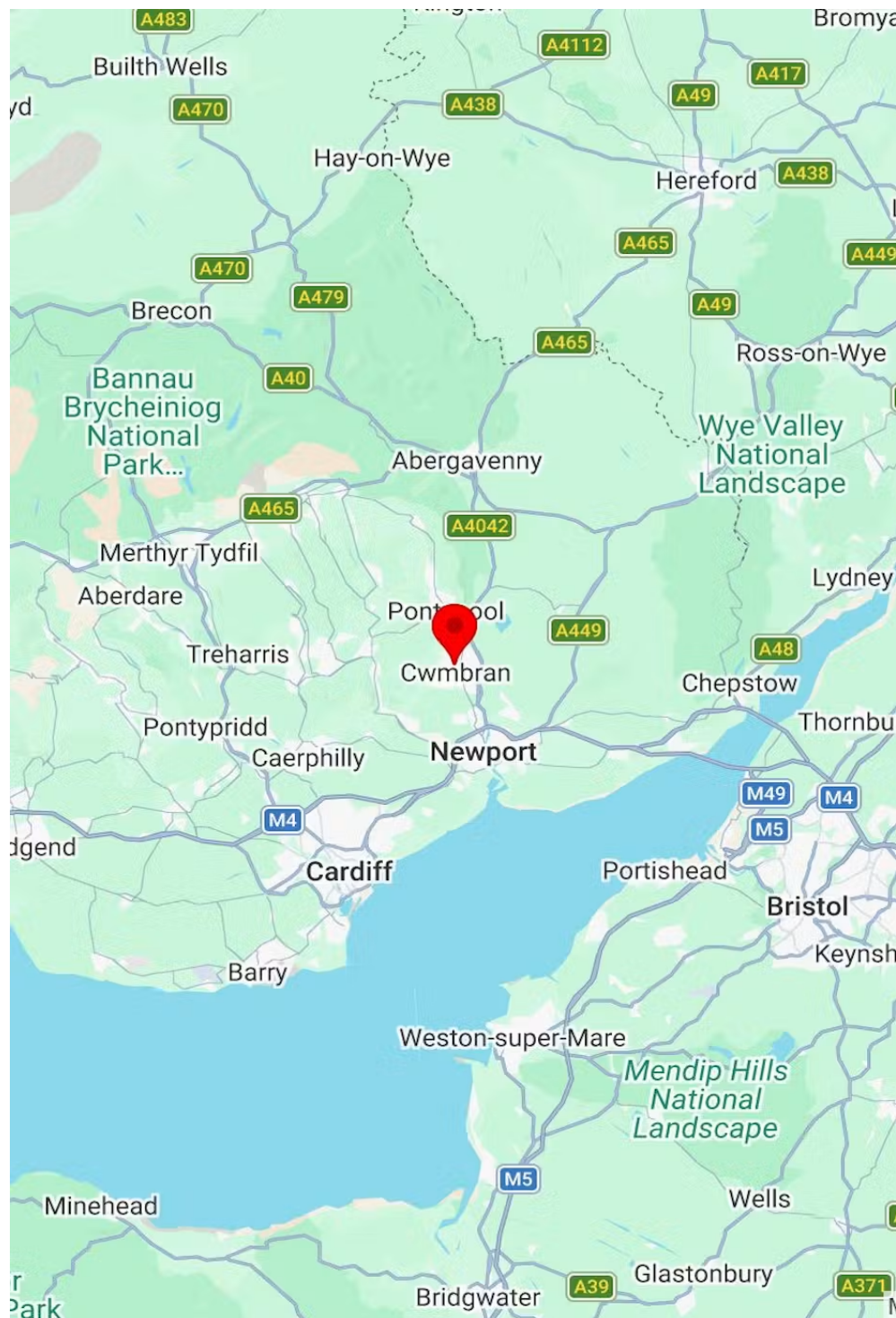
Location

Cwmbran is a well-established business location about 5 miles north of Newport, 17 miles east of Cardiff and is the 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.



Description

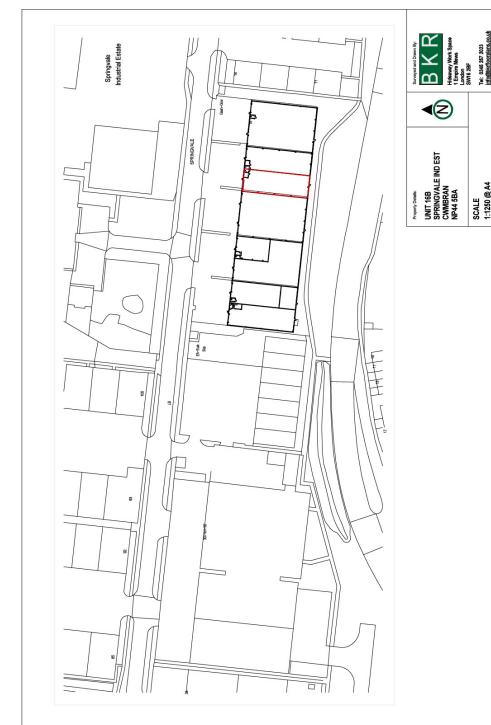
Light industrial / trade / storage unit close to Cwmbran Town Centre.

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

Specification



EPC: D (77)



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Sat Nav. NP44 5BA



Terms

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

Rent

£24,300 per annum plus VAT

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £10,000

Rates Payable: £5,020 per annum Based on 2026 Valuation.

Service charge

£4,378.79 per annum plus VAT - current annual contribution for the year ending March 2027

Insurance

£744.57 per annum Current building insurance premium year ending December 2026

Legal Costs

Each party to bear their own costs

EPC

D (77)

VAT

Applicable

Availability

Available Immediately



Contact

Henry Best

07738 960012

henry@jenkinsbest.com

Amelia Nicholas

02920 340 033 | 07703 975 677

amelia@jenkinsbest.com

Craig Jones

02920 34 00 33 | 07867 393494

craig@jenkinsbest.com

Tom Rees

02920 340033 | 07557 161491

tom@jenkinsbest.com

7 Ty-Nant Court, Morganstown,
Cardiff, CF15 8LW, UK

029 2034 0033

jenkinsbest.com



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Anti-Money Laundering (AML) Compliance Statement

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.