

RENT INCLUSIVE OF SERVICE CHARGE



Unit 305, Springvale Industrial Estate, Cwmbran, NP44 5BR

MODERN STARTER UNIT - CURRENTLY QUALIFIES FOR 100% SMALL BUSINESS RATES RELIEF

Summary

Tenure	To Let
Available Size	750 sq ft / 69.68 sq m
Rent	£8,250 per annum
Service Charge	Included in the rent
Rates Payable	£3,351.20 per annum Based on 2023 Valuation
Rateable Value	£5,900
EPC Rating	E (113)

Key Points

- Established industrial, distribution and trade location
- Rent inclusive of estate service charge
- Close proximity to Cwmbran Town Centre
- Office and w.c facilities
- Excellent road links
- Unit currently qualifies for 100% small business rates relief
- Access via double pedestrian doors
- Coming Soon - Please Enquire for date

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Summary

Available Size	750 sq ft
Rent	£8,250 per annum
Rates Payable	£3,351.20 per annum Based on 2023 Valuation
Rateable Value	£5,900
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	E (I13)

Description

Modern mid terrace light industrial / trade / storage unit located on the established Springvale Industrial Estate - close proximity to Cwmbran Town Centre. Open plan warehouse / production area with single W.C.

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.

Specification

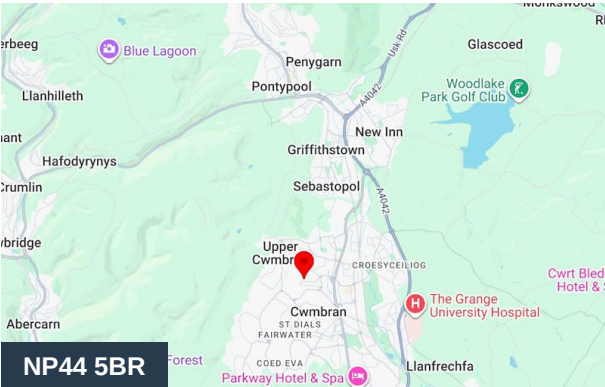
Gross Internal Area approximately 750 sq ft (69.7 sq m).
Minimum eaves height 2.75 metres, maximum eaves height 4.6 metres
Single WC and wash basin
Access via double doors - opening width 1.7 metres, height 1.9 metres

Viewings

Via sole agents Jenkins Best

Terms

Unit 305 is available by way of a New Lease for a Term of Years to be agreed



Viewing & Further Information



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