

**100% SMALL BUSINESS RATES RELIEF**

Unit 306, Springvale Industrial Estate, Cwmbran, NP44 5BR

Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	727 sq ft / 67.54 sq m
Rent	£7,950 per annum Inclusive on service charge
Service Charge	Included in the rent
Rates Payable	£3,315.80 per annum Based on 2023 Valuation.
Rateable Value	£5,900
EPC Rating	E (I13)

Key Points

- Established industrial, distribution and trade location
- Gross Internal Area approximately 727 sq ft (67.54 sq m)
- Units currently qualifies for 100% small business rates relief - no business rates to pay
- Close proximity to Cwmbran Town Centre with excellent road links
- Rent inclusive of estate service charge

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VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£360 per annum
EPC Rating	E (113)

Description

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

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.

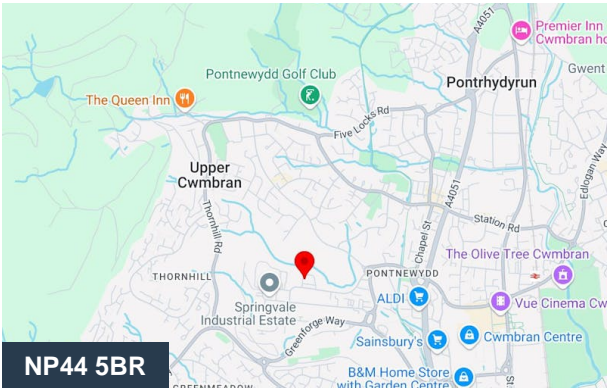
Springvale Industrial Estate is situated approximately 0.5 miles to the North of Cwmbran town centre in a popular commercial area.

Specification

Open plan warehouse / production area with single WC.
Warehouse has minimum eaves height of 2.75 metres and maximum eaves of 4.66m.
Access via double doors 1.85 metres wide x 2.10 metres high.

Terms

Available by way of a New Lease for a Term of Years to be agreed. Rent inclusive of service charge / flexible lease / 100% small business rates relief



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