

REFURBISHED INDUSTRIAL / TRADE UNIT



## Unit 8 Woodside, Springvale Industrial Estate, Cwmbran, NP44 5BR

Industrial / Warehouse To Let

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,613 sq ft / 149.85 sq m
<b>Rent</b>	£15,324 per annum plus VAT
<b>Service Charge</b>	£1,580.74 per annum current annual contribution for the year ending March 2026
<b>Rates Payable</b>	£5,339.20 per annum Based on 2023 Valuation
<b>Rateable Value</b>	£9,400

### Key Points

- Established industrial, distribution and trade location
- Level roller shutter door
- Minimum eaves height 6.15m
- Close proximity to Cwmbran Town Centre with excellent road links
- Unit prominently positioned fronting main estate road
- Unit currently qualifies for an element of small business rates relief

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VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£415 per annum Current building insurance premium year ending December 2025
EPC Rating	C (73)

## Description

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

## Location

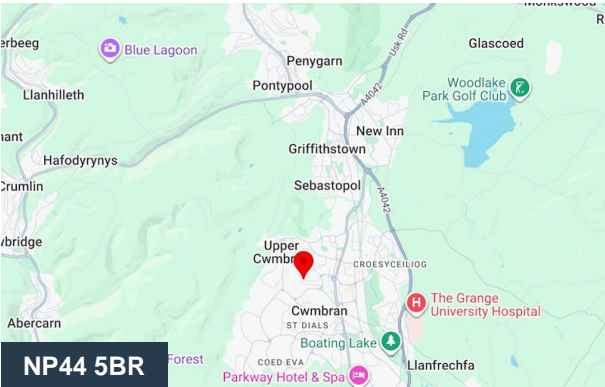
Cwmbran is a well established business location about 5 miles north of Newport, 17 miles east of Cardiff and is the principle town within the unitary authority of Torfaen County Borough Council. Springvale Industrial Estate is situated approximately 0.5 miles to the North of Cwmbran town centre in a popular commercial area. Woodside Way is a development of 8 modern units within the Springvale Industrial Estate in

## Specification

Open plan warehouse / production area with single WC.  
Warehouse has minimum eaves height of 6.15 metres.  
Access via level roller shutter door's.  
WC and separate pedestrian door.  
Generous concrete forecourt

## Terms

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



## Viewing & Further Information



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