

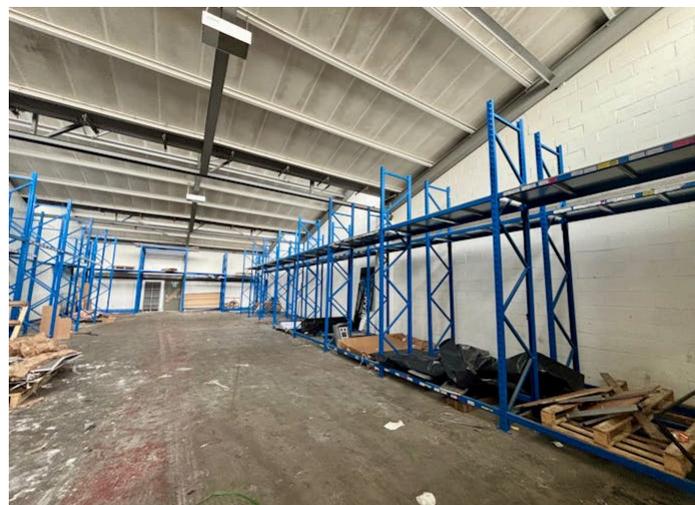


**TO LET**

Unit 16B, 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

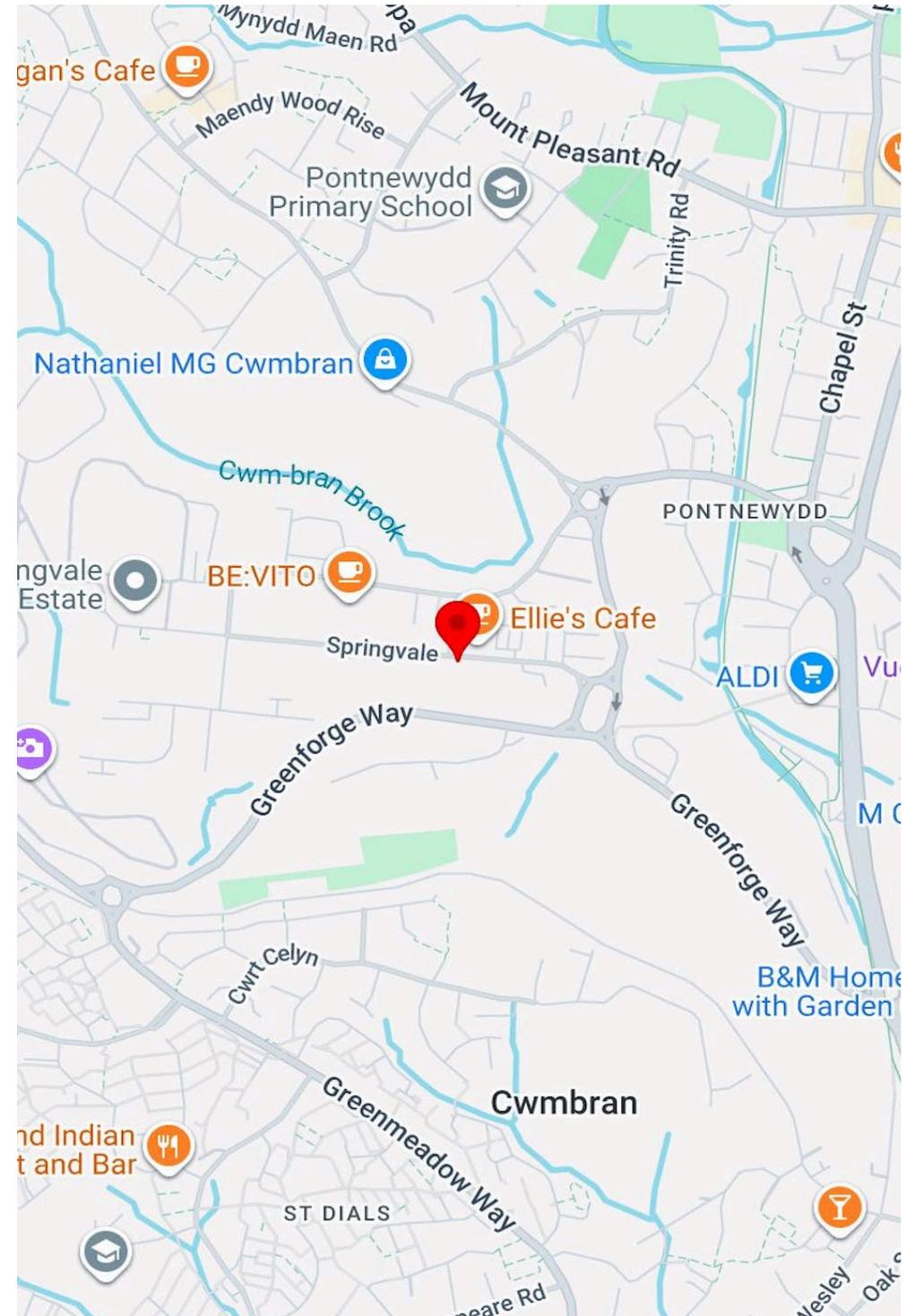
3,737 sq ft (347.18 sq m)

### 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 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.





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## 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: £29,250

Rates Payable: £16,614 per annum Based on 2026 Valuation.

## Service charge

£4,270.67 per annum plus VAT - current annual contribution for the year ending March 2026

## Insurance

£754.77 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

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