



TO BE INTERNALLY REFURBISHED

Unit 315, Springvale Industrial Estate, Cwmbran, NP44 5BE

Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	1,501 sq ft / 139.45 sq m
Rent	£14,250 per annum Inclusive of service charge
Service Charge	Included in the rent
Rates Payable	£5,170.40 per annum Based on 2023 Valuation
Rateable Value	£9,200
EPC Rating	E (105)

Key Points

- Established industrial, distribution and trade location
- Level roller shutter door - width 3 metres, height 3 metres
- Unit currently qualifies for an element of small business rates relief
- Close proximity to Cwmbran Town Centre
- Minimum eaves height 3 metres
- Unit to be internally refurbished

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Rent	£14,250 per annum Inclusive of service charge
Rates Payable	£5,170.40 per annum Based on 2023 Valuation
Rateable Value	£9,200
Service Charge	Included in the rent
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£360 per annum
EPC Rating	E (105)

Description

Modern light industrial / trade / storage unit located on the established Springvale Industrial Estate - close proximity 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 Business Park is situated approximately 0.5 miles to the North of Cwmbran town centre in a popular commercial area.

Specification

Unit qualifies for an element of small business rates relief

The following works will be undertaken to the unit:

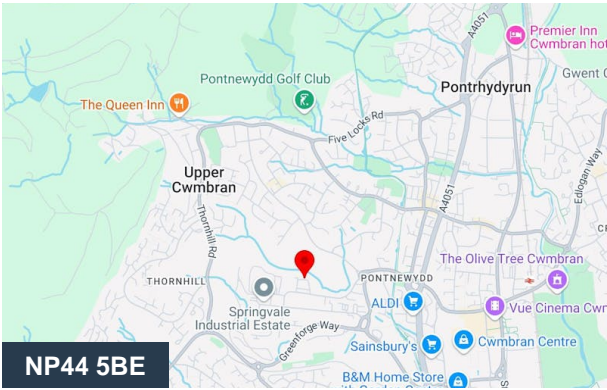
- Painted throughout internally and externally
- Led lighting and new electrical certificate
- New carpet in offices
- Service overhead door
- Unit has 3 phase electricity supply and distribution board

Terms

Unit 315 is available by way of a New Lease for a Term of Years to be agreed.

Accommodation

Name	sq ft	sq m	Availability
Unit - 315	1,501	139.45	Available
Total	1,501	139.45	



Viewing & Further Information



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