



TO LET

Unit 311, Springvale Industrial Estate,
Cwmbran, **NP44 5BR**

Business Unit To Let on busy, vibrant estate

- Established industrial, distribution and trade location
- Vehicle access doors with internal roller shutter (2.2m Width x 2.2m Height)
- Close proximity to Cwmbran Town Centre with excellent road links
- Gross Internal Area approximately 759 sq ft
- Rent inclusive of estate service charge
- Unit may qualify for large element of small business rates relief - please contact Torfaen Council to confirm



Size

759 sq ft (70.51 sq m)

Rent

£9,000 per annum Inclusive on service charge

Location

Cwmbran is a well-established business location about 5 miles north of Newport, 17 miles east of Cardiff and is the principal town within the unitary authority of Torfaen County Borough Council.

The population of Cwmbran itself is approximately 46,915 (2011 Census) and is the sixth largest urban area in Wales.

There are approximately 220,000 living within a 15 minute drive time.

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

Connectivity

Train Stations

Cwmbran	0.6 miles
Newport	6.4 miles



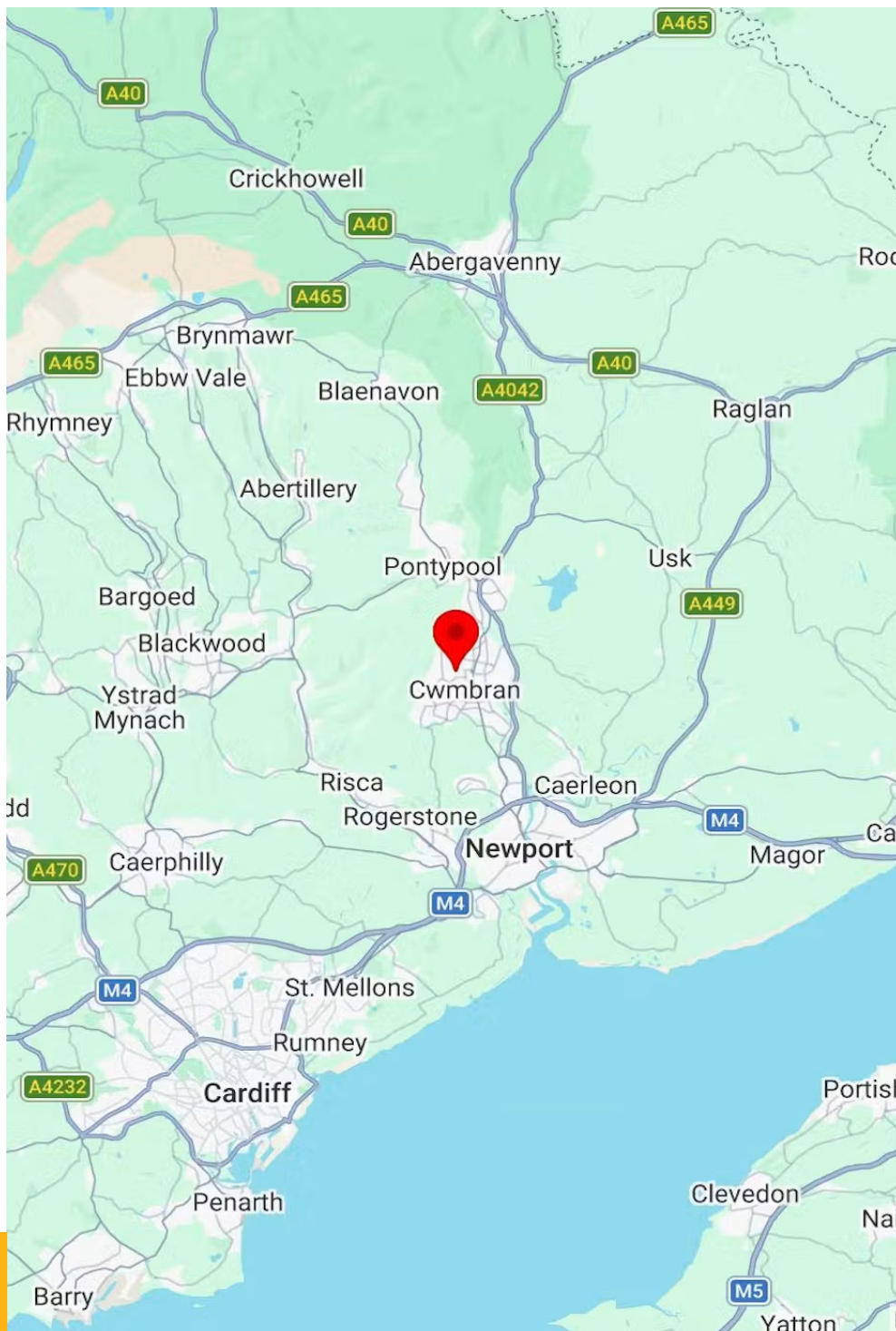
Cities

Cwmbran	0.5 miles
Newport	5 miles



Road

M4 Jct 26	4.8 miles
A4042	1.6 miles



Description

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

Unit may qualify for large element of small business rates relief - please contact Torfaen Council to confirm

- Open plan warehouse / production area with single WC.
- Warehouse has minimum eaves height of 2.75 metres and maximum eaves of 4.66m.
- Vehicle access doors with internal roller shutter (2.2m Width x 2.2m Height)
- All mains services available
- Parking.

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
311	759	71
TOTAL	759	71

Specification



EPC: C (61)



Minimum clear internal height (m): 2.75

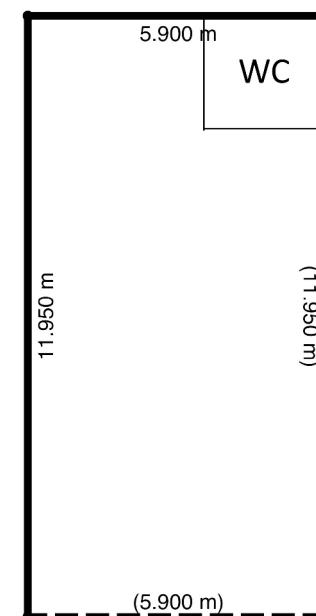


Car Parking



Maximum clear internal height (m): 2.1

Unit 311 Springvale



Unit 311, Springvale Industrial Estate,
Cwmbran, NP44 5BR



Sat Nav. NP44 5BR



///placed.moss.laser



Viewings

Please contact Jenkins Best

Terms

Available by way of a New Lease for a Term of Years to be agreed. Rent inclusive of estate service charge

Rent

£9,000 per annum Inclusive on service charge

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £6,800

Rates Payable: £3,315.80 per annum Based on 2026 Valuation.

Insurance

£180 per annum Buildings Insurance for the year ending 2026 - subject to tenant's use

Legal Costs

Each party to bear their own costs

EPC

C (61)

VAT

Applicable

Availability

Available Immediately

Contact

Craig Jones

02920 34 00 33 | 07867 393494

craig@jenkinsbest.com

Hayley Macentee

02920340033

hayley@jenkinsbest.com

Amelia Nicholas

02920 340 033 | 07703 975 677

amelia@jenkinsbest.com

Henry Best

07738 960012

henry@jenkinsbest.com

7 Ty-Nant Court, Morganstown,
Cardiff, CF15 8LW, UK

029 2034 0033

jenkinsbest.com

**Jenkins
Best**
jenkinsbest.com



Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.

All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The vendor/lessor does not make or give and neither Jenkins Best nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.

All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.