



**PROPERTY
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MANAGEMENT

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UNIT 118, SPRINGVALE INDUSTRIAL ESTATE, CWMBRAN, NP44 5BG

Industrial / Warehouse Unit to Let

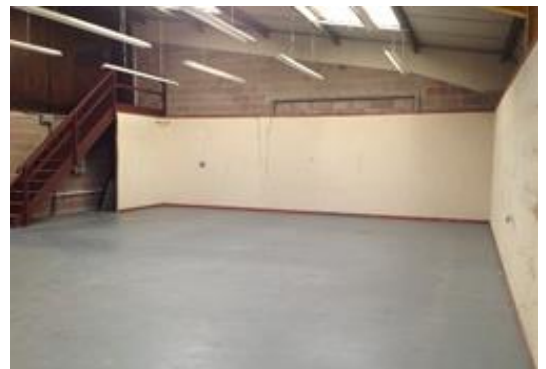
Established Industrial Location

Close to Town Centre

Flexible Lease Terms

Approximately 139.35 sq m (1,500 sq ft)

Quoting Rent of £9,000 per annum, exclusive



LOCATION

Cwmbran is a busy town located in South East Wales, approximately 5 miles from Newport and 18 miles from Cardiff. The town has a population of around 50,000 and has good road communications, being located 4 miles from junction 26 of the M4. The town also has good rail links.

Springvale Industrial Estate is located just 1 mile north-west of the town centre and all the amenities it provides.

Occupiers on the estate range from large national companies such as Rentokil, Fike and R&M Williams to local and regional tenants.

DESCRIPTION

The property provides a warehouse / industrial unit of steel portal frame construction with brick and profile metal sheet cladding. The unit benefits from 3 phase power, a painted concrete floor and an minimum eaves height of approximately 2.91 m. Access is provided by an up and over shutter door to the front of the unit measuring 2.99 m wide by 3.03 m high.

The unit currently provides one office benefitting from ceiling mounted lighting, wall mount sockets, WC facilities, double glazed windows and additional mezzanine space above offices.

Externally, there is loading space and parking area to the front of the unit.

ACCOMMODATION

Warehouse/office/wc's 139.35 sq m (1,500 sq ft)

PLANNING

We understand that the unit benefits from planning consent for industrial use. However, we recommend that interested parties make their own enquiries to the local authority.

RATING ASSESSMENT

RATEABLE VALUE: £5,900
RATES PAYABLE: (2018/19) £3,033*

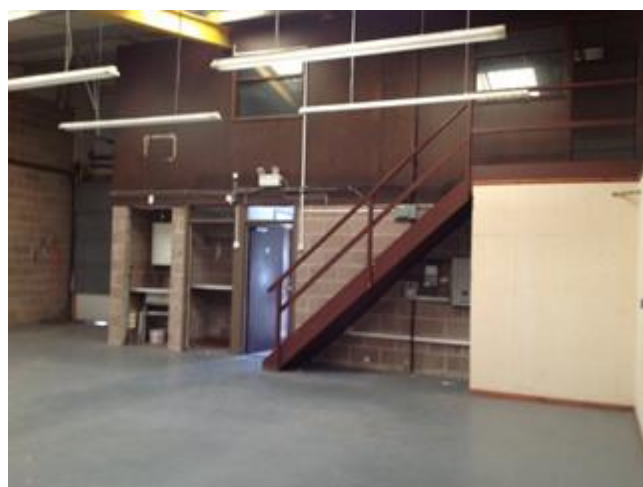
* Some occupiers may qualify for 'small business relief' which will provide a discount on this figure. Interested parties should contact the business rates department at Torfaen Council for more information.

LOCAL AUTHORITY

Torfaen Council:
Tel: 01495 762200

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.



Plans are provided for identification purposes only and are not to be relied upon for any other purpose.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be provided in the near future.

TERMS

The unit is available by way of a new full repairing and insuring lease on terms to be agreed. We are quoting a rent of £9,000 per annum, exclusive.

VIEWING

Should you require further information or wish to arrange a viewing, please contact:-

DAN SMITH
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KELLY BINNIE
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