



UNIT 41 SPRINGVALE INDUSTRIAL ESTATE, CWMBRAN, NP44 5BD

Industrial / Warehouse Unit To Let

Established Industrial Location

Close To Town Centre

Flexible Lease Terms

Approximately 537.17sq m (5,782 sq ft)

Quoting Rent of £18,500 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 and Fike to more local tenants, such as Torfaen Training.

DESCRIPTION

The property provides blockwork/ metal profile sheet elevations, under a pitched roof. The unit provides a mixture of warehouse and office space with two mezzanines installed for additional storage.

The warehouse benefits from a minimum eaves height of approximately 4.2m, concrete flooring and 3 phase power. There is a single roller shutter measuring approximately 4.2 high and 3.6m wide.

The property also provides three offices with mixed lighting, wall mounted power and data sockets and carpeting throughout. The unit offers further partitioned space which can be used for storage, production, or extra office space. In addition, staff facilities such as canteen and WC facilities are available.

Externally the property benefits from a parking/ loading area to the front of the property.

ACCOMMODATION

Warehouse/Office/WC's 537.17 sq m (5,782 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.

LOCAL AUTHORITY

Torfaen Council:

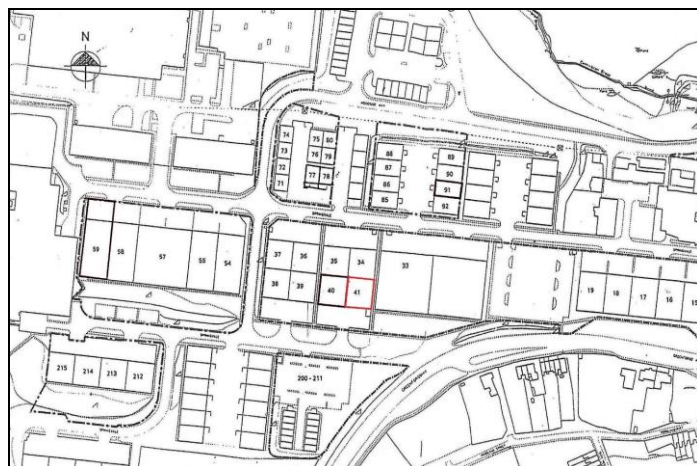
Tel: 01495 762200

RATING ASSESSMENT

RATEABLE VALUE: £19,250

RATES PAYABLE (2018/19): £9,894*

* 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 Monmouthshire County Council for more information.



Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

80

This is how energy efficient the building is.

Net zero CO₂ emissions

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

TERMS

The unit will be available from June 2017 by way of a new full repairing and insuring lease on terms to be agreed. We are quoting a rent of £18,500 per annum, exclusive.

VIEWING

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

DAN SMITH

01633 740 740
dan@m4pc.co.uk

KELLY BINNIE

01633 740 740
kelly@m4pc.co.uk



01633 740 740

m4pc.co.uk

Merlin House, Langstone Business Park, Newport, NP18 2HJ

M4 Property Consultants (M4PC) (and their joint agents where applicable) for themselves and for the vendors and/or the lessor of this property for whom they act, give notice that: i) These particulars do not constitute, nor constitute any part of, an offer or contract. ii) None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. iii) Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. iv) M4PC will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. vi) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Subject to contract.

M793 Ravensworth 01670 713330