



UNIT 40 SPRINGVALE INDUSTRIAL ESTATE, CWMBRAN, NP44 5BD

Industrial / Warehouse Unit To Let

Established Industrial Location

Recently Refurbished

Flexible Lease Terms

Approximately 526.29 sq m (5,665 sq ft)

Quoting Rent of £17,000 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 and QS Electrical to more local tenants.

DESCRIPTION

The property provides an industrial / trade counter unit with blockwork / metal profile sheet elevations, under a pitched roof. The unit provides minimum eaves height of approximately 4.2m. There is a single roller shutter measuring approximately 4.2 high and 3.6m wide. Single and three phase power is provided.

The property also benefits from an office benefitting from suspended ceilings with cat 2 lighting, carpeted flooring and wall mounted power and data sockets. In addition, kitchenette and WC facilities are also provided.

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

ACCOMMODATION

Warehouse/office/wc's 526.29 sq m (5,665 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:

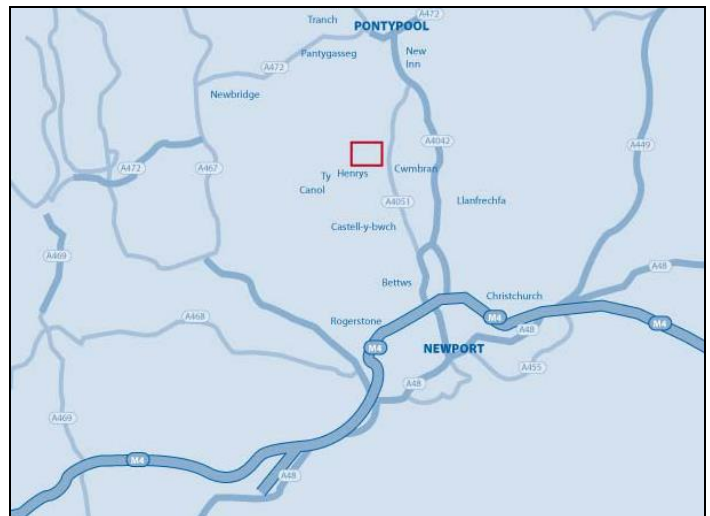
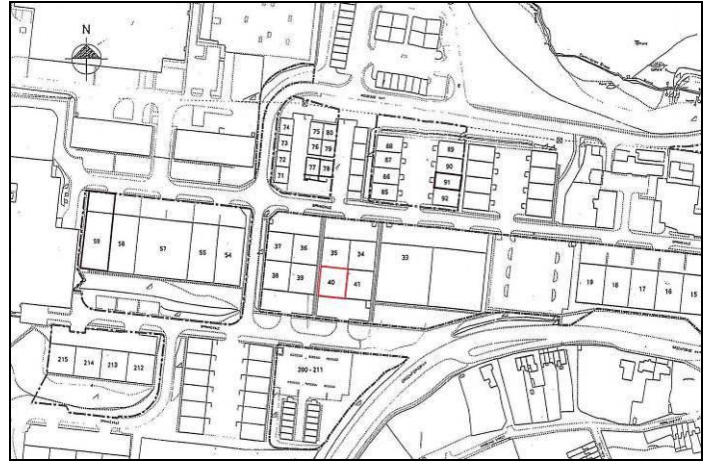
Tel: 01495 762200

RATING ASSESSMENT

RATEABLE VALUE: £17,750

RATES PAYABLE: (2018/19) £9,123

* 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.



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

ENERGY PERFORMANCE CERTIFICATE

Energy performance certificate are available upon request.

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 £17,000 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

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kelly@m4pc.co.uk



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

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