

**TO LET**

## Unit 54

**Springvale industrial estate**

Cwmbran, Torfaen, NP44 5BD

**11,328 sq. ft**



- Industrial/warehouse unit to let
- Established industrial location
- Storage area to front
- Flexible lease terms



ALL ENQUIRIES PLEASE CONTACT

**FI** REAL ESTATE  
MANAGEMENT

0845 500 61 61  
[www.fi-rem.com](http://www.fi-rem.com)

# TO LET

## Unit 54

### Springvale industrial estate

Cwmbran, Torfaen, NP44 5BD

11,328 sq. ft

#### 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.

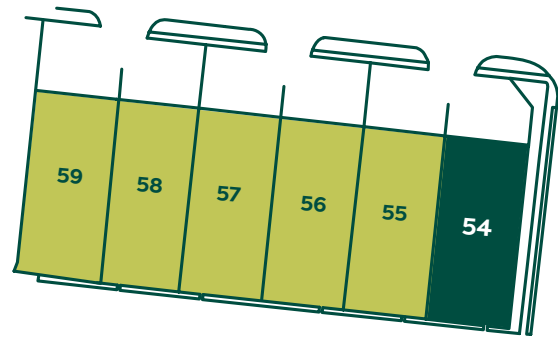
#### DESCRIPTION

The end of terrace property provides an industrial 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 office accommodation with carpeting throughout, wall mounted power sockets and good nature lighting. WC's are also provided.

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



ACCOMMODATION	SIZE SQ FT	SIZE SQ M
Warehouse/Offices/WC	11,328	1,052.41
<b>TOTAL GIA</b>	<b>11,328</b>	<b>1,052.41</b>

#### SERVICE CHARGE

Available upon request.

#### ENERGY PERFORMANCE CERTIFICATE

Energy performance certificates are available upon request.

#### RATING ASSESSMENT

We advise that any prospective tenant should check the Rateable Value with the Valuation Office Agency or Torfaen County Borough Council.



ALL ENQUIRIES PLEASE CONTACT

**FI REAL ESTATE  
MANAGEMENT**

**0845 500 61 61**  
[www.fi-rem.com](http://www.fi-rem.com)

FIREM Ltd for themselves and any joint agents, vendors or lessors of this property whose agents they are, give notice that, (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, or any part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given with all good faith without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy; (iii) no person in the employment of FIREM Ltd or any joint agency has any authority to make or give any representations or warranty in relation whatever in relation to this property.