

TO LET

Unit 77

Springvale industrial estate

Cwmbran, Torfaen, NP44 5BD

1,451 sq. ft (134.80 sq m)



- Well established trading location
- 5 minutes drive from Cwmbran Town Centre, with free parking
- Quality open plan space with office and WC
- Enclosed yard for external storage



ALL ENQUIRIES PLEASE CONTACT

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MANAGEMENT

0845 500 61 61
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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 include Rentokil and Burtens Biscuits, Safran Seats and a variety of local tenants.

DESCRIPTION

The property provides a semi-detached industrial unit with brickwork/metal profile sheet elevations, under a pitched roof. The unit benefits from a single roller shutter door with separate personnel access, and an external enclosed yard.

Internally, the unit offers an open plan warehouse area with single office and WC areas. Three phase electricity is also available. A refurbishment has been undertaken to include a new roof, LED lighting, painted warehouse floors, new flooring to offices and WCs, and general redecoration throughout.



ACCOMMODATION	SIZE SQ FT	SIZE SQ M
Total GIA	1,451	134.80

SERVICE CHARGE

Available upon request.

ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating of D – 82.

RATING ASSESSMENT

The property has a Rateable Value of £5,400. Small Business Rates Relief may be available. Further enquiries should be directed to Torfaen County Borough Council.

ALL ENQUIRIES



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