

TO LET

Unit 73

Springvale industrial estate

Cwmbran, Torfaen, NP44 5BD

1,500 sq. ft (139.35 sq m)



- Industrial/warehouse unit to let
- Established industrial location
- Recently refurbished
- Flexible lease terms
- Subject to assignment or subletting



ALL ENQUIRIES PLEASE CONTACT

FI REAL ESTATE
MANAGEMENT

0845 500 61 61
www.fi-rem.com

TO LET

Unit 73

Springvale industrial estate

Cwmbran, Torfaen, NP44 5BD

1,500 sq. ft (139.35 sq m)

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 RSS Infrastructure, Rentokil Initial, Cyril Luff, Pobl Group 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 parking/loading to the front.

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	1,500	139.35

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



FI REAL ESTATE
MANAGEMENT

0845 500 61 61
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. December 2022.