

TO LET

Unit 25

Springvale industrial estate

Cwmbran, NP44 5BA

452 sq. ft



LOCK-UP, GARAGE, START-UP UNIT

- Stand-alone lock-up unit
- Established industrial location
- Dedicated loading area
- 5 parking spaces

ALL ENQUIRIES PLEASE CONTACT



FI REAL ESTATE MANAGEMENT **0845 500 61 61**
www.fi-rem.com

TO LET

Unit 25 Springvale industrial estate Cwmbran, NP44 5BA

452 sq. ft



SPECIFICATION

Unit 25 is a stand-alone lock-up/garage suitable for start-up/small businesses or businesses looking for extra secure storage.

The unit benefits from one roller shutter door and pedestrian door, it also has its own dedicated loading area to the front and up to 5 car parking spaces.

LOCATION

Cwmbran is a busy town located in Southeast 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.

SERVICE CHARGE

Available upon request.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

RATING ASSESSMENT

Small Business Rates Relief may be available.

Further enquiries should be directed to Torfaen County Borough Council.



ALL ENQUIRIES PLEASE CONTACT

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. Jan 2023.