

**TO LET**

## Unit 35

**Springvale industrial estate**

**Cwmbran, Torfaen, NP44 5BD**

**5,665 sq. ft**



- Industrial/warehouse unit to let
- Established industrial location
- Enclosed storage area to front
- Competative incentives available



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MANAGEMENT

0845 500 61 61  
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## Unit 35

### Springvale industrial estate

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5,665 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.

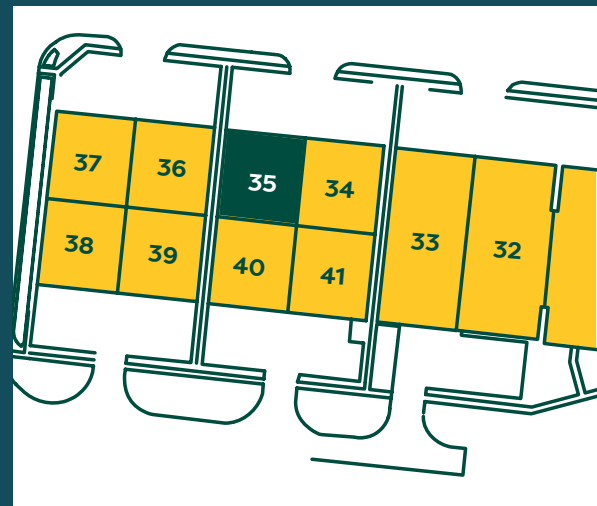
#### DESCRIPTION

The 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	5,665	526.30
TOTAL GIA	5,665	526.30

#### 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.



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