

**TO LET**

**£24,100 per annum**

## **Unit 40**

**Springvale industrial estate**

**Cwmbran, Torfaen, NP44 5BD**

**5,665 sq. ft**



- Industrial/warehouse unit to let
- Recently refurbished
- Established industrial location
- Flexible lease terms



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**FI** REAL ESTATE  
MANAGEMENT

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

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## Unit 40

### 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.

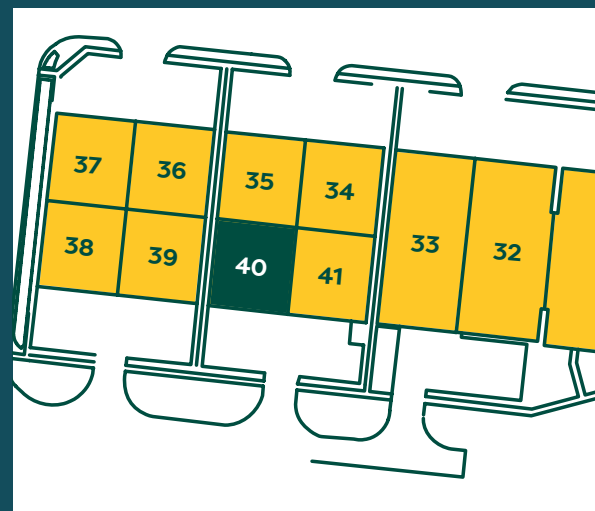
#### DESCRIPTION

The property provides an industrial/trade 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 4.2m high and 3.6m wide. Single and three phase power is provided.

The property also benefits from an office benefitting from suspended ceilings with cat 2 lighting, carpeted flooring and wall mounted power and data sockets. In addition, kitchenette and WC facilities are also provided.

Externally the property benefits from a parking area together with a secure compound to the front of the property.

The property currently opens into unit 40 Springvale Industrial Estate, located to the rear. The units are available separate or together.



| ACCOMMODATION         | SIZE SQ FT   | SIZE SQ M     |
|-----------------------|--------------|---------------|
| Warehouse/office/WC's | 5,665        | 526.29        |
| <b>TOTAL GIA</b>      | <b>5,665</b> | <b>526.29</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.



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