

TO LET

£24,575 per annum

Unit 41

Springvale industrial estate

Cwmbran, Torfaen, NP44 5BD

5,782 sq. ft



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



ALL ENQUIRIES PLEASE CONTACT

**FI REAL ESTATE
MANAGEMENT**

0845 500 61 61
www.fi-rem.com

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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 range from large national companies such as Rentokil and Fike to more local tenants, such as Torfaen Training.

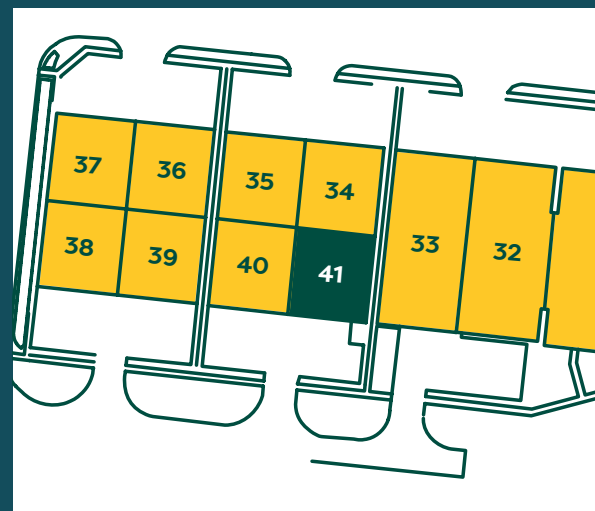
DESCRIPTION

The property provides blockwork/metal profile sheet elevations, under a pitched roof. The unit provides a mixture of warehouse and office space with two mezzanines installed for additional storage.

The warehouse benefits from a minimum eaves height of approximately 4.2m, concrete flooring and 3 phase power. There is a single roller shutter measuring approximately 4.2m high and 3.6m wide.

The property also provides three offices with mixed lighting, wall mounted power and data sockets and carpeting throughout. The unit offers further partitioned space which can be used for storage, production, or extra office space. In addition, staff facilities such as canteen and WC facilities are available.

Externally the property benefits from a parking/loading area to the front of the property.



ACCOMMODATION	SIZE SQ FT	SIZE SQ M
Warehouse/office/WC's	5,725	531.87
TOTAL GIA	5,782	531.87

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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