

# Springvale

Industrial Estate

**TO LET**  
**AVAILABLE NOW**

## Unit 75

**Springvale Industrial Estate**

**Cwmbran, Torfaen, NP44 5BD**

**1,465 sq. ft**



- Roof overclad recently completed
- Level access door
- Well established trading location
- Refurbishment available
- Potential for dedicated yard
- Can be taken as seen

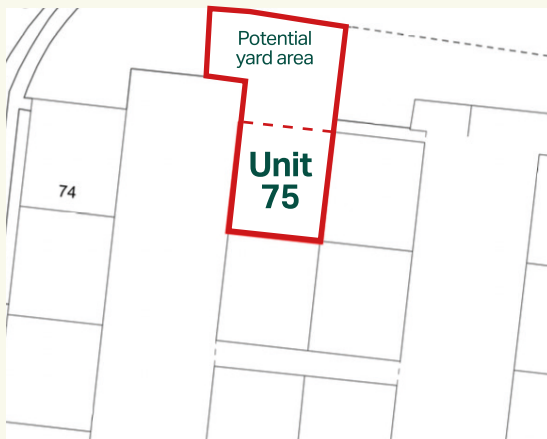
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### LOCATION

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 include Rentokil, POBL Group, RSS Infrastructure and a variety of local tenants.

### SERVICE CHARGE

Available upon request.

### ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating of E.

### RATING ASSESSMENT

The property has a Rateable Value of £8,900. Small Business Rates Relief may be available. Further enquiries should be directed to Torfaen County Borough Council.

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### ALL ENQUIRIES

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