

UNIT 18B SPRINGVALE INDUSTRIAL ESTATE
CWMBRAN, NP44 5BA



GOOD QUALITY INDUSTRIAL / WAREHOUSE UNIT
5,567 SQ.FT. (517.2 SQ.M)
TO LET



- Prominent location on an established Industrial Estate
- Good quality industrial unit
- Excellent road connections

LOCATION

Springvale Industrial Estate is located in Cwmbran, a prominent town in the Gwent Valleys, with excellent access to Cardiff and Newport via J25A/26 of the M4 motorway. Cwmbran is a highly established business location within the unitary authority of Torfaen County Borough Council.

DESCRIPTION

A mid terrace industrial unit on the busy Springvale Industrial Estate. The unit is prominent on the main route into the estate and benefits from 3 phase electric and gas.

The property has an eave height of 4.2m and is accessed via two roller shutters. The roller shutters doors are 4m wide and 5m in height.

ACCOMMODATION

Industrial Unit	5,567 sq.ft.	(517.2 sq.m)
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PARKING

Parking is available to the front of the unit

MAINS SERVICES

The unit benefits from 3 phase electric and gas connection

TERMS

The property is available to lease on a full repairing and insuring basis for a term to be agreed.

RENT

Rent £5 per sq.ft / £27,850 per annum.

ESTATE MAINTENANCE CHARGE

Please note that the landlord will levy an estate charge for the maintenance and upkeep of common areas of the estate. This is currently £1,250

There is an additional Head Estate Service charge of c.25p per sq.ft.

VAT

VAT will be payable on all charges.

RATES

Rateable value £17,500

Rates payable £9,205 per annum

LEGAL COSTS

Each party will be responsible for their own costs.

EPC RATING

The property has an EPC rating of D/76



VIEWING

Strictly by appointment with sole agents:-

Rhys Price rhys.price@coark.com 029 2034 6374

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